

Clyde H. Dulin, AICP

Employment:

Comprehensive Planning Administrator 5/2017 to Present

Supervise Comprehensive Planning staff in the review applications to amend the Martin County Comprehensive Growth Management Plan, the Land Development Regulations and the Codes of Laws and Ordinances. Supervise staff responding to zoning questions and staff conducting site compliance inspections. Provide assistance, both internally and to the public, in matters of Plan implementation and development of regulatory codes and ordinances.

Principal Planner 12/2013 to 5/2017

Comprehensive Planning Division, Martin County Growth Management Department, Stuart, Florida. Review applications to amend the Martin County Comprehensive Growth Management Plan, the Land Development Regulations and the Codes of Laws and Ordinances. Prepare ordinances and reports for the Board of County Commissioners. Provide assistance, both internally and to the public, in matters of Plan implementation and development of regulatory codes and ordinances. Review Development Applications for Comprehensive Plan compliance.

Senior Planner 12/2000 to 12/2013

Comprehensive Planning Division, Martin County Growth Management Department, Stuart, Florida. Review applications to amend the Martin County Comprehensive Growth Management Plan, the Land Development Regulations and the Codes of Laws and Ordinances. Prepare ordinances and reports for the Board of County Commissioners.

Planner II 9/1998 to 12/2000

Environmental Division, Martin County Growth Management Department, Stuart, Florida. Reviewed Major and Minor Site Plans, both residential and non-residential development applications, for compliance with the Martin County Comprehensive Growth Management Plan and the Land Development Regulations.

Building Inspector II 10/1996 to 9/1998

Building Division, Martin County Growth Management Department, Stuart, Florida. Inspected commercial and residential construction for compliance with Building, Plumbing, Electrical, Mechanical, Energy Efficiency, Coastal Construction codes and the Americans with Disabilities Act.

Education:

Bachelor of Arts, Political Science, Florida Atlantic University, Boca Raton, Florida; 1988.
Associate of Arts, Pre-Business Administration, Indian River Community College, Fort Pierce, Florida; 1986.

American Institute of Certified Planners, November 2015.

FILED FOR RECORD
COMMISSION RECORDS
MARTIN COUNTY, FL
Date 6/21/12
CATHOLYN THOMAS
CLERK OF CIRCUIT COURT
By Clyde H. Dulin D.C.



Board of County Commissioners

2401 SE Monterey Road
Stuart, Florida 34996

Agenda Item Summary

County
EXHIBIT # 2

File ID: 22-0916

PHQJ-2

Meeting Date: 6/21/2022

PLACEMENT: Public Hearings - Quasi-Judicial

TITLE:

PUBLIC HEARING TO CONSIDER AMENDMENT OF THE MARTIN COUNTY ZONING ATLAS TO CHANGE THE ZONING DISTRICT CLASSIFICATION RELATED TO COMPREHENSIVE PLAN AMENDMENT (CPA) 22-01, WILLIS CUSTOM YACHTS

EXECUTIVE SUMMARY:

Willis Custom Yachts submitted an application to assign the WGC, Waterfront General Commercial zoning district classification to 2.065 acres of undesignated abandoned right of way located on the north and south side of the St. Lucie Canal and accessed from SW Jack James Drive and SW Swallowtail Way, and to rezone from the LI, Limited Industrial District to the GI, General Industrial District, a ±6.85-acre portion of the 66.2-acre parcel located at the intersection of SW Blue Water Way and SW Jack James Drive.

DEPARTMENT: Growth Management

PREPARED BY: Name: Glenn Rosado
Title: Planner

REQUESTED BY: WGI, Inc., Matthew Barnes, AICP, Project Manager

PRESET:

PROCEDURES: Quasi-Judicial

FILED FOR RECORD
COMMISSION RECORDS
MARTIN COUNTY, FL
Date: 6/21/22 Time: _____
CAROLYN TIMMANN
CLERK OF CIRCUIT COURT
By: [Signature] D.C.

BACKGROUND/RELATED STRATEGIC GOAL:

Comprehensive Growth Management Plan Policy 4.4A.1 provides that "Parcels being considered for amendment to the future land use designation shall be concurrently evaluated for rezoning to the most appropriate zoning district in the most recently adopted Land Development Regulations." A concurrent rezoning is required for each Future Land Use Map (FLUM) amendment where the amendment creates an inconsistency with the current zoning designation.

Analysis of the proposed rezoning can be found in the staff report attached to this Board item. Consideration of the request to change from undesignated to WGC on 2.0654 acres is contingent upon the approval of CPA 22-01, Willis Custom Yachts.

At a public hearing on April 21, 2022, the Local Planning Agency considered the request and voted 3-0 to approve the proposed change from undesignated to WGC on 2.065 acres and from LI to GI on 6.85 acres.

ISSUES:

None

LEGAL SUFFICIENCY REVIEW:

Because this request involves the application of a policy to a specific application and site, it is a quasi-judicial decision. Quasi-judicial proceedings must be conducted with more formality than a legislative proceeding. In quasi-judicial proceedings, parties are entitled - as a matter of due process - to cross-examine witnesses, present evidence, demand that witnesses testify under oath, and demand a decision based on a correct application of the law and competent substantial evidence in the record.

RECOMMENDED ACTION:**RECOMMENDATION**

1. Move that the Board receive and file the Agenda Item Summary and all its attachments including the staff report for the record as Exhibit 1.
2. Move that the Board amend the Martin County Zoning Atlas to change the zoning district classification on 2.065 acres from undesignated to WGC, Waterfront General Commercial and from LI, Limited Industrial to GI, General Industrial on 6.85 acres.

ALTERNATIVE RECOMMENDATIONS

Move that the Board continue the item to a future date certain.

FISCAL IMPACT:**RECOMMENDATION**

Staff time

ALTERNATIVE RECOMMENDATIONS

Staff time

DOCUMENT(S) REQUIRING ACTION:

- | | | |
|--|--|---|
| <input type="checkbox"/> Budget Transfer / Amendment | <input type="checkbox"/> Chair Letter | <input type="checkbox"/> Contract / Agreement |
| <input type="checkbox"/> Grant / Application | <input type="checkbox"/> Notice | <input type="checkbox"/> Ordinance |
| <input type="checkbox"/> Other: | <input checked="" type="checkbox"/> Resolution | |

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Willis Custom Yachts REZONING

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A. Application Information

Report Issuance Date: June 1, 2022

Applicant: Willis Custom Yachts

Represented by: Matthew Barnes, AICP
WGI, Inc.

Planner: Glenn Rosado, Planner
Growth Management Director: Paul Schilling

Request Number: CPA 22-01

<u>PUBLIC HEARINGS:</u>	Date	Action
Local Planning Agency:	April 21, 2022	3-0 approved
Board of County Commission Adoption:	June 21, 2022	

B. Project description and analysis

This application is a request to assign the Waterfront General Commercial zoning district on ±2.065 acres of land that was Right of Way. This request is made concurrent with a proposed Future Land Use Map amendment CPA 22-01 Willis Custom Yachts. That application proposes to assign the Marine Waterfront Commercial future land use designation to abandoned rights of way on 2.065 acres of ±66.2 acres located on the north and south sides of the St. Lucie Canal and accessed from SW Jack James Drive and SW Swallowtail Way. The applicant also requests a zoning district change from LI, Limited Industrial District to GI, General Industrial District, on a ±6.85-acre portion of the ±66.2-acre parcel at the intersection of SW Blue Water Way and SW Jack James Dr. Please see figures 1 and 2.

Staff recommendation:

Staff recommends approval of assigning the WGC zoning district to the ±2.065 acres that were once Right of Way. The decision on the appropriate zoning depends on the final decision for the future land use designation on the property. Staff also recommends approval of the proposed zoning district change from LI to GI. The proposed zoning district, GI, implements the Industrial future land use designation on the ±6.85-acre portion of the property. The following is an excerpt from Section 3.10.B., Land Development Regulations (LDR), Martin County, Fla.:

Cat.	Zoning District	District Purpose
A	GI (General Industrial District)	The GI district is intended to implement CGMP policies for lands designated Industrial on the Future Land Use Map of the CGMP
A	WGC (Waterfront General Commercial District)	The WGC district is intended to implement CGMP policies for lands designated Commercial Waterfront on the Future Land Use Map of the CGMP. This district is similar to the WRC district but is intended to accommodate more intensive water dependent and water related uses.

Permitted Uses:

The extension of the WGC zoning district into the rights of way would be compatible with the surrounding zoning district. The existing zoning district, LI, is a Category A zoning district. Unlike the permitted uses in the LI zoning district, the permitted uses in the GI zoning district provide a wider range of uses consistent with the future land use designation.

Below is an excerpt from Article 3 of the LDR, showing the permitted use schedule for the proposed zoning district, GI. The "P" indicates that the uses permitted are within that zoning district, provided the uses can be developed in accordance with the requirements set forth in Divisions 3 and 4 and all other applicable requirements of Article 3 and the Land Development Regulations.

TABLE 3.11.1
PERMITTED USES - CATEGORY "A" AGRICULTURAL AND RESIDENTIAL DISTRICTS

USE CATEGORY	C O	C O R 1	C O R 2	L C	C C	G C	W R C	W G C	L I	G I	H I	P R	P C	P S 1	P S 2
<i>Residential Uses</i>															
Accessory dwelling units		P	P				P	P	P	P					
Apartment hotels			P	P	P	P	P	P							
Mobile homes															
Modular homes		P	P				P								
Multifamily dwellings		P	P				P								
Single-family detached dwellings		P	P				P								
Single-family detached dwellings, if established prior to the effective date of this ordinance															
Townhouse dwellings		P	P				P								
Duplex dwellings		P	P				P								
Zero lot line single-family dwellings		P	P				P								
<i>Agricultural Uses</i>															
Agricultural processing, indoor										P	P				
Agricultural processing, outdoor											P				
Agricultural veterinary medical services									P	P					
Aquaculture								P	P	P	P				
Crop farms															

Dairies																
Exotic wildlife sanctuaries																
Farmer's markets																
Feed lots																
Fishing and hunting camps																
Orchards and groves																
Plant nurseries and landscape services				P	P	P			P	P						
Ranches																
Silviculture																
Stables, commercial																
Storage of agricultural equipment, supplies and produce																
Wildlife rehabilitation facilities																
<i>Public and Institutional Uses</i>																
Administrative services, not-for-profit	P	P	P	P	P	P	P	P	P	P	P	P			P	P
Cemeteries, crematory operations and columbaria										P	P	P				P
Community centers	P	P	P	P	P	P	P	P	P				P		P	P
Correctional facilities											P	P				P
Cultural or civic uses	P	P	P	P	P	P	P	P	P						P	P
Dredge spoil facilities													P			P
Educational institutions	P	P	P	P	P	P	P	P	P	P	P	P	P		P	P
Electrical generating plants												P				
Fairgrounds													P		P	P
Halfway houses																P
Halfway houses, on lots where such use was lawfully established prior to the effective date of this ordinance																
Hospitals						P									P	P
Neighborhood assisted residences with six (6) or fewer residents		P	P				P								P	P
Neighborhood boat launches																
Nonsecure residential drug and alcohol rehabilitation and treatment facilities																P
Nonsecure residential drug and alcohol rehabilitation and treatment facilities, on lots where such use was lawfully established prior to the effective date of this ordinance																
Places of worship	P	P	P	P	P	P				P	P				P	P
Post offices	P	P	P	P	P	P				P					P	P
Protective and emergency services	P	P	P	P	P	P	P	P	P	P	P	P			P	P
Public libraries	P	P	P	P	P	P				P					P	P
Public parks and recreation areas, active	P	P	P	P	P	P	P	P	P	P	P	P	P		P	P
Public parks and recreation areas, passive	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Public vehicle storage and maintenance	P														P	P

Recycling drop-off centers	P	P	P	P	P	P	P	P	P	P	P				P	P
Residential care facilities		P	P	P	P										P	P
Solid waste disposal areas												P				P
Utilities	P	P	P	P	P	P	P	P	P	P	P				P	P
<i>Commercial and Business Uses</i>																
Adult business										P	P	P				
Ancillary retail use	P	P	P													
Bed and breakfast inns	P	P	P	P	P		P	P								
Business and professional offices	P	P	P	P	P	P	P	P	P	P	P					
Campgrounds													P			
Commercial amusements, indoor				P	P	P	P	P	P							
Commercial amusements, outdoor						P	P	P	P							
Commercial day care				P	P	P	P	P	P	P	P				P	P
Construction industry trades				P	P	P				P	P	P				
Construction sales and services				P	P	P				P	P	P				
Family day care		P	P													
Financial institutions	P	P	P	P	P	P				P	P					
Flea markets						P				P	P					
Funeral homes				P	P	P									P	P
General retail sales and services					P	P				P						
Golf courses															P	P
Golf driving ranges						P				P					P	P
Hotels, motels, resorts and spas				P	P	P	P	P	P	P	P					
Kennels, commercial						P				P	P	P				P
Limited retail sales and services				P	P	P	P	P	P	P						
Marinas, commercial					P	P	P	P					P			
Marine education and research							P	P							P	P
Medical services	P	P	P	P	P	P				P						
Pain management clinics				P		P				P						
Parking lots and garages				P	P	P									P	P
Recreational vehicle parks				P	P	P	P	P					P			
Recreational vehicle parks, limited to the number and configuration of units lawfully established prior to the effective date of this ordinance		P	P													
Residential storage facilities	P	P	P	P	P	P				P	P					
Restaurants, convenience, with drive-through facilities						P				P						
Restaurants, convenience, without drive-through facilities				P	P	P	P	P								
Restaurants, general				P	P	P	P	P	P	P	P					
Shooting ranges																
Shooting ranges, indoor				P	P	P				P	P	P			P	P
Shooting ranges, outdoor																P
Trades and skilled services						P	P	P	P	P	P	P				
Vehicular sales and service						P				P	P					

Vehicular service and maintenance						P			P	P	P				
Veterinary medical services				P	P	P			P	P	P				
Wholesale trades and services						P		P	P	P	P				
<i>Transportation, Communication and Utilities Uses</i>															
Airstrips															
Airports, general aviation										P	P				
Truck stop/travel center											P				
<i>Industrial Uses</i>															
Biofuel facility										P	P				
Composting, where such use was approved or lawfully established prior to March 1, 2003															
Extensive impact industries								P		P	P				
Limited impact industries								P	P	P	P				
Mining											P				
Salvage yards										P	P				P
Yard trash processing											P				P
Yard trash processing on lots where such use was lawfully established prior to March 29, 2002									P	P					
<i>Life Science, Technology and Research (LSTAR) Uses</i>															
Biomedical research	P	P	P	P	P	P			P	P	P			P	P
Bioscience research	P	P	P	P	P	P			P	P	P			P	P
Computer and electronic components research and assembly	P	P	P	P	P	P			P	P	P			P	P
Computer and electronic products research and assembly	P	P	P	P	P	P			P	P	P			P	P
Computer programming/software research	P	P	P	P	P	P			P	P	P			P	P
Computer system design	P	P	P	P	P	P			P	P	P			P	P
Electromedical apparatus research and assembly	P	P	P	P	P	P			P	P	P			P	P
Electronic equipment research and assembly	P	P	P	P	P	P			P	P	P			P	P
Laser research and assembly	P	P	P	P	P	P			P	P	P			P	P
Lens research	P	P	P	P	P	P			P	P	P			P	P
Management, scientific and technical services	P	P	P	P	P	P			P	P	P			P	P
Marine Research	P	P	P	P	P	P		P	P	P	P			P	P
Medical and dental labs	P	P	P	P	P	P			P	P	P			P	P
Medical equipment assembly	P	P	P	P	P	P			P	P	P			P	P
Optical equipment assembly	P	P	P	P	P	P			P	P	P			P	P
Optical instruments assembly	P	P	P	P	P	P			P	P	P			P	P
Optoelectronics assembly	P	P	P	P	P	P			P	P	P			P	P

Pharmaceutical products research	P	P	P	P	P	P			P	P	P			P	P
Precision instrument assembly	P	P	P	P	P	P			P	P	P			P	P
Professional, scientific and technical services	P	P	P	P	P	P			P	P	P			P	P
Reproducing magnetic and optical media	P	P	P	P	P	P			P	P	P			P	P
Research and development laboratories and facilities, including alternative energy	P	P	P	P	P	P			P	P	P			P	P
Scientific and technical consulting services	P	P	P	P	P	P			P	P	P			P	P
Simulation training	P	P	P	P	P	P			P	P	P			P	P
Technology centers	P	P	P	P	P	P			P	P	P			P	P
Telecommunications research	P	P	P	P	P	P			P	P	P			P	P
Testing laboratories	P	P	P	P	P	P			P	P	P			P	P
<i>Targeted Industries Business (TIB) Uses</i>															
Aviation and aerospace manufacturing									P	P	P				
Business-to-business sales and marketing	P	P	P	P	P	P			P	P	P				
Chemical manufacturing									P	P	P				
Convention centers					P	P			P	P	P			P	P
Credit bureaus	P	P	P	P	P	P			P	P	P			P	P
Credit intermediation and related activities	P	P	P	P	P	P			P	P	P			P	P
Customer care centers	P	P	P	P	P	P			P	P	P			P	P
Customer support	P	P	P	P	P	P			P	P	P			P	P
Data processing services	P	P	P	P	P	P			P	P	P			P	P
Electrical equipment and appliance component manufacturing									P	P	P				
Electronic flight simulator manufacturing									P	P	P				
Fiber optic cable manufacturing									P	P	P				
Film, video, audio and electronic media production and postproduction	P	P	P	P	P	P			P	P	P			P	P
Food and beverage products manufacturing									P	P	P				
Funds, trusts and other financial vehicles	P	P	P	P	P	P			P	P	P			P	P
Furniture and related products manufacturing									P	P	P				
Health and beauty products manufacturing									P	P	P				
Information services and data processing	P	P	P	P	P	P			P	P	P			P	P
Insurance carriers	P	P	P	P	P	P			P	P	P			P	P
Internet service providers, web search portals	P	P	P	P	P	P			P	P	P			P	P
Irradiation apparatus manufacturing									P	P	P				
Lens manufacturing									P	P	P				
Machinery manufacturing									P	P	P				
Management services	P	P	P	P	P	P			P	P	P			P	P
Marine and marine related manufacturing								P	P	P	P				
Metal manufacturing									P	P	P				
National, international and regional	P	P	P	P	P	P			P	P	P			P	P

headquarters																	
Nondepository credit institutions	P	P	P	P	P	P			P	P	P				P	P	
Offices of bank holding companies	P	P	P	P	P	P			P	P	P				P	P	
On-line information services	P	P	P	P	P	P			P	P	P				P	P	
Performing arts centers				P	P	P			P	P	P				P	P	
Plastics and rubber products manufacturing									P	P	P						
Printing and related support activities									P	P	P						
Railroad transportation									P	P	P						
Reproducing magnetic and optical media manufacturing									P	P	P						
Securities, commodity contracts	P	P	P	P	P	P			P	P	P				P	P	
Semiconductor manufacturing									P	P	P						
Simulation training	P	P	P	P	P	P			P	P	P				P	P	
Spectator sports					P	P			P	P	P				P	P	
Surgical and medical instrument manufacturing									P	P	P						
Technical support	P	P	P	P	P	P			P	P	P				P	P	
Telephonic and on-line business services	P	P	P	P	P	P			P	P	P				P	P	
Textile mills and apparel manufacturing									P	P	P						
Transportation air									P	P	P						
Transportation equipment manufacturing									P	P	P						
Transportation services						P			P	P	P						
Transaction processing	P	P	P	P	P	P			P	P	P				P	P	
Trucking and warehousing									P	P	P						
Wood and paper product manufacturing									P	P	P						

(Ord. No. 608, pt. 1, 3-19-2002; Ord. No. 623, pt. 1, 11-5-2002; Ord. No. 633, pt. 1, 9-2-2003; Ord. No. 669, pt. 1, 6-28-2005; Ord. No. 866, pt. 2, 6-22-2010; Ord. No. 891, pt. 1, 2-22-2011; Ord. No. 970, pt. 1, 4-7-2015; Ord. No. 1014, pt. 2, 12-6-2016; Ord. No. 1045, pt. 1, 1-9-2018)

Development standards

The land development standards set forth in Tables 3.12.1 and 3.12.2 shall apply to all lands zoned in accordance with this Division. The development standards in the following table are consistent with the minimum lot size and minimum open space requirements of the Industrial future land use and Waterfront General Commercial designations. Please see excerpts below:

**TABLE 3.12.1
DEVELOPMENT STANDARDS**

C A T	Zoning District	Min. Lot Area (sq. ft.)	Min. Lot Width (ft)	Max. Res. Density (upa)	Max. Hotel Density (upa)	Max. Building Coverage (%)	Max. Height (ft)/(stories)	Min. Open Space (%)	Other Req. (footnote)
A	WGC	10,000	80	—	20.00	50	40	30	—
A	LI-1	—	—	—	—	—	—	—	—

A	LI	15,000	100	—	20	40	30(l)	20	—
A	GI	30,000	125	—	20	50	40	20	—
A	HI	1 ac.	125	—	—	60	40	20	—

**TABLE 3.12.2.
STRUCTURE SETBACKS**

C A T	Zoning District	Front/by story (ft.)				Rear/by story (ft.)				Side/by story (ft.)			
		1	2	3	4	1	2	3	4	1	2	3	4
A	WGC	25	25	25	25	20	20	20	20	10	10	10	10
A	LI-1	—	—	—	—	—	—	—	—	—	—	—	—
A	LI	15(c)	15(c)	15(c)	15(c)	10(c)	10(c)	10(c)	10(c)	10(c)	10(c)	10(c)	10(c)
A	GI	15(c)	15(c)	15(c)	15(c)	10(c)	10(c)	10(c)	10(c)	10(c)	10(c)	10(c)	10(c)
A	HI	40	40	40	40	40	40	40	40	40	40	40	40
A	PR	25	25	25	25	20	20	30	40	10	10	20	30
A	PC	25	25	25	25	20	20	30	40	10	10	20	30
A	PS-1	25	25	25	25	20	20	30	40	10	10	20	30

Notes:

(c) Where the real property boundary abuts an RE, RS, MH, RM, HR-1, HR-1A, R-1, R-1A, R-1B, R-1C, R-2, R-2B, R-2C, R-2T, RT, TP, E, E-1, WE-1 zoning district, a residential use in a PUD, or the real property boundary of a public school, these increased setbacks shall apply:

Front/by story (ft.)				Rear/by story (ft.)				Side/by story (ft.)				Corner
1	2	3	4	1	2	3	4	1	2	3	4	
25	25	25	25	20	20	30	40	15	20	20	30	25

Standards for Amendments to the Zoning Atlas

WGC

The change from no zoning district to WGC and GI would be consistent with the surrounding zoning designation. Since this rezoning application seeks to correct the abandoned rights of way on the subject site, the following criteria have all been met.

LI to GI

1. The Comprehensive Growth Management Plan (CGMP) requires that Martin County shall rezone individual parcels to the most appropriate zoning district consistent with the Land Development Regulations pursuant to Policy 4.4A.1., CGMP, Martin County, Fla. (2016).
2. The Martin County Land Development Regulations (LDR), Article 3, Section 3.2.E.1. provides the following “Standards for amendments to the Zoning Atlas.”

“The Future Land Use Map of the CGMP (Comprehensive Growth Management Plan) establishes the optimum overall distribution of land uses. The CGMP also establishes a series of land use categories, which provide, among other things, overall density and intensity limits. The Future Land Use Map shall not be construed to mean that every parcel is guaranteed the maximum density and intensity possible pursuant to the CGMP and these Land Development Regulations. All goals, objectives, and policies of the CGMP shall be considered when a proposed rezoning is considered. The County shall have the discretion to decide that the development allowed on any given parcel of land shall be more limited than the maximum allowable under the assigned Future Land Use Category; provided, however, that the County shall approve some development that is consistent with the CGMP, and the decision is fairly debatable or is supported by substantial, competent evidence depending on the fundamental nature of the proceeding. If upon reviewing a proposed rezoning request the County determines that the Future Land Use designation of the CGMP is inappropriate, the County may deny such rezoning request and initiate an appropriate amendment to the CGMP.”

3. The Martin County Land Development Regulations (LDR), in Section 3.2.E.2., provides the following “Standards for amendments to the Zoning Atlas.” In the review of a proposed amendment to the Zoning Atlas, the Board of County Commissioners shall consider the following:

- a. Whether the proposed amendment is consistent with all applicable provisions of the Comprehensive Plan; and,*

As described earlier in this report, the GI zoning district implements the Industrial future land use and the WGC zoning district implements the Marine Waterfront Commercial future land use.

- b. Whether the proposed amendment is consistent with all applicable provisions of the LDR; and,*

There are three (3) standard zoning districts that are available to implement the Industrial future land use policies of the CGMP. The three (3) standard zoning districts include the LI Limited Industrial, GI General Industrial, and HI Heavy Industrial Districts.

The subject property has an area of approximately 29 acres on the south side of the canal and is adjacent to SW Jack James Dr. The size of the parcel is consistent with the minimum development standards governing the requested GI Zoning District, as shown above in Table 3.12. With respect to the other Land Development Regulation requirements related to roads, drainage, environmental protection, utilities, emergency services, landscaping, etc., full compliance cannot be assessed until a specific plan has been selected for the property and an application is submitted to the County.

The granting of a zoning change by the County does not exempt the applicant from any of the County's Land Development Regulations and no development of the property is proposed as part of this application requesting a rezoning. The applicant must demonstrate full compliance with all regulations prior to any Development Order approval action taken by the County.

- c. Whether the proposed district amendment is compatible with the character of the existing land uses in the adjacent and surrounding area and the peculiar suitability of the property for the proposed zoning use; and,*

The GI zoning district allows permitted uses that would better accommodate a boat manufacturing operation. For instance, both WGC and GI zoning districts permit Extensive Impact Industries. They are defined as:

- d. Whether and to what extent there are documented changed conditions in the area; and,*

A 5.5-acre parcel directly to the south was rezoned from LI to GI in 2020. Please see an excerpt of the zoning atlas later in this report. The requested zoning district of GI is consistent with the future land use designation and the currently existing development associated with the areas adjacent to, and within proximity of, the subject site. This site is located within the primary urban service district and the infrastructure needed to support and provide services to the existing and proposed development in this local area are available. Development that has occurred historically and recently surrounding the site is in conformance with the industrial land use designated for the area. Any development proposed on the property in conformance with the Industrial future land use designation and GI zoning district will be required to meet the County development standards. Therefore, the proposed GI zoning is compatible with the existing historical uses and the current contemporaneous development pattern and is appropriate for this property.

Location Map

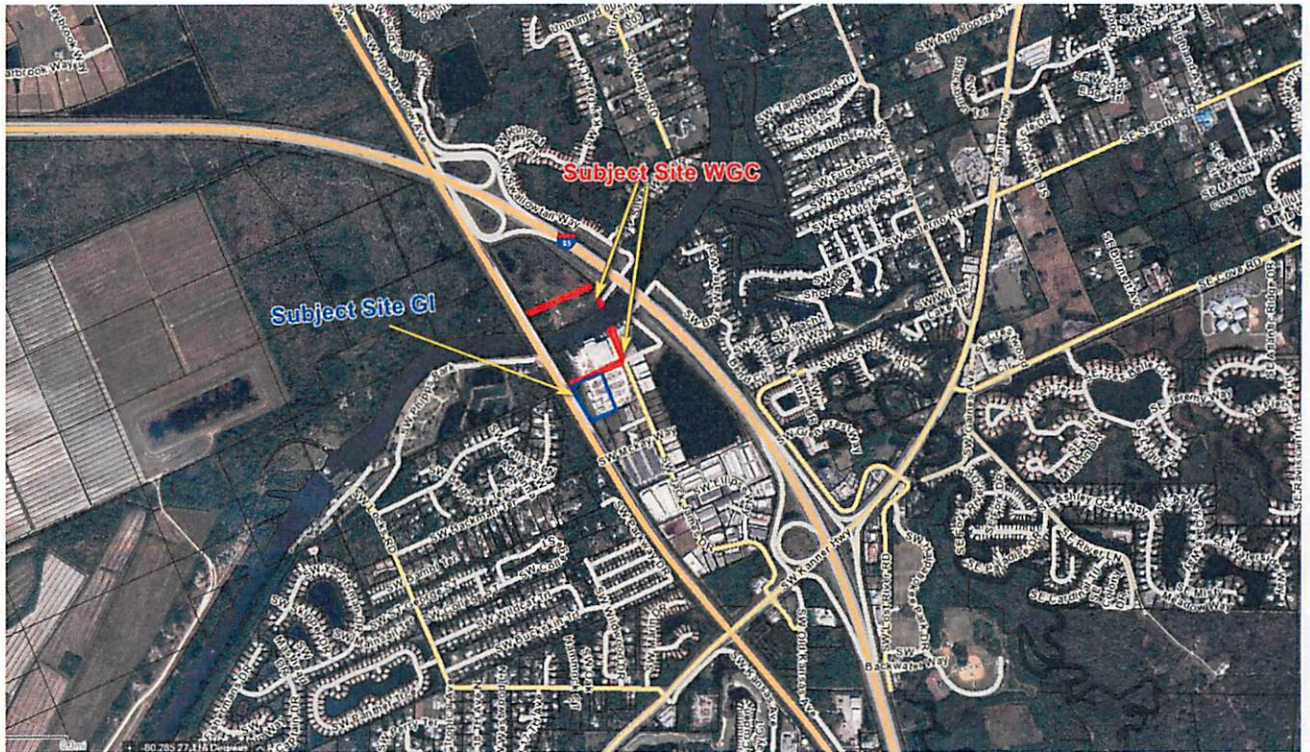


Figure 1

Subject Site 2021 Aerial

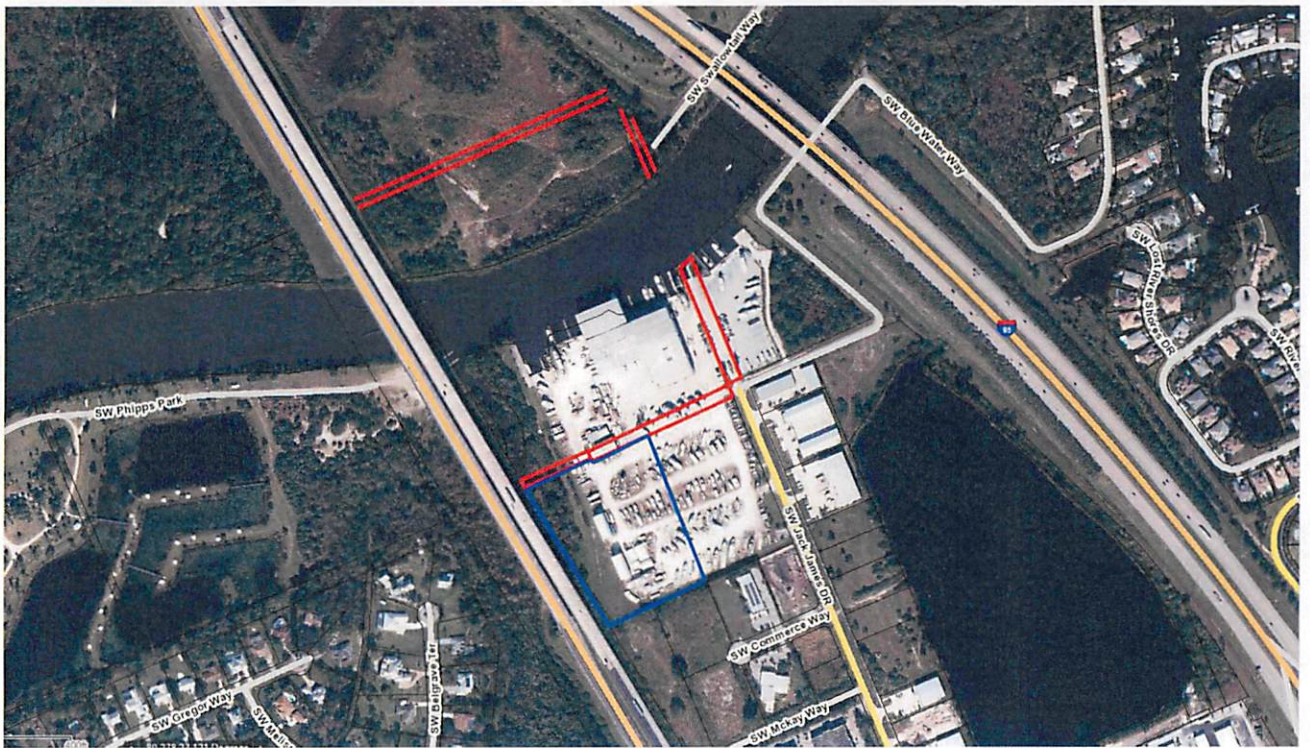


Figure 2

- e. *Whether and to what extent the proposed amendment would result in demands on public facilities; and,*

The subject property is located within the Primary Urban Services District of the County. As such, the full range of urban services at service levels established by the CGMP are available for any uses that are planned for the property. Water and wastewater services to the site are already provided by Martin County Utilities, the regional service provider for this area of the County.

- f. *Whether and to what extent the proposed amendment would result in a logical, timely and orderly development pattern which conserves the value of existing development and is an appropriate use of the county's resources; and,*

The land use pattern that has been established and recognized on the Future Land Use Map (FLUM) of the CGMP for development contains industrial land uses within proximity to the subject parcel. The rezoning to GI, General Industrial District, would be consistent with the Industrial Future Land Use proposed and provide the opportunity for the industrial use of the property. This development pattern is well established adjacent to, and within the vicinity of, the subject parcel.

Current Zoning Atlas

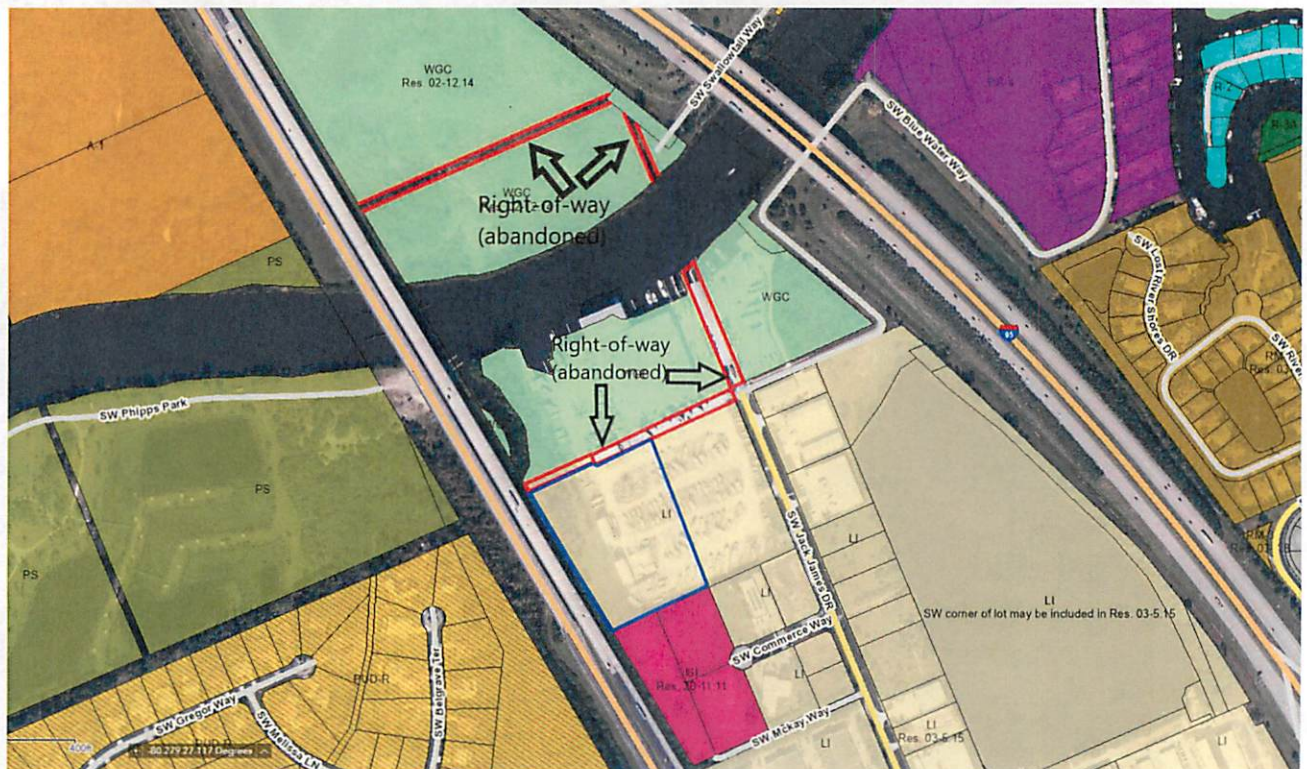


Figure 3

Proposed Zoning Atlas

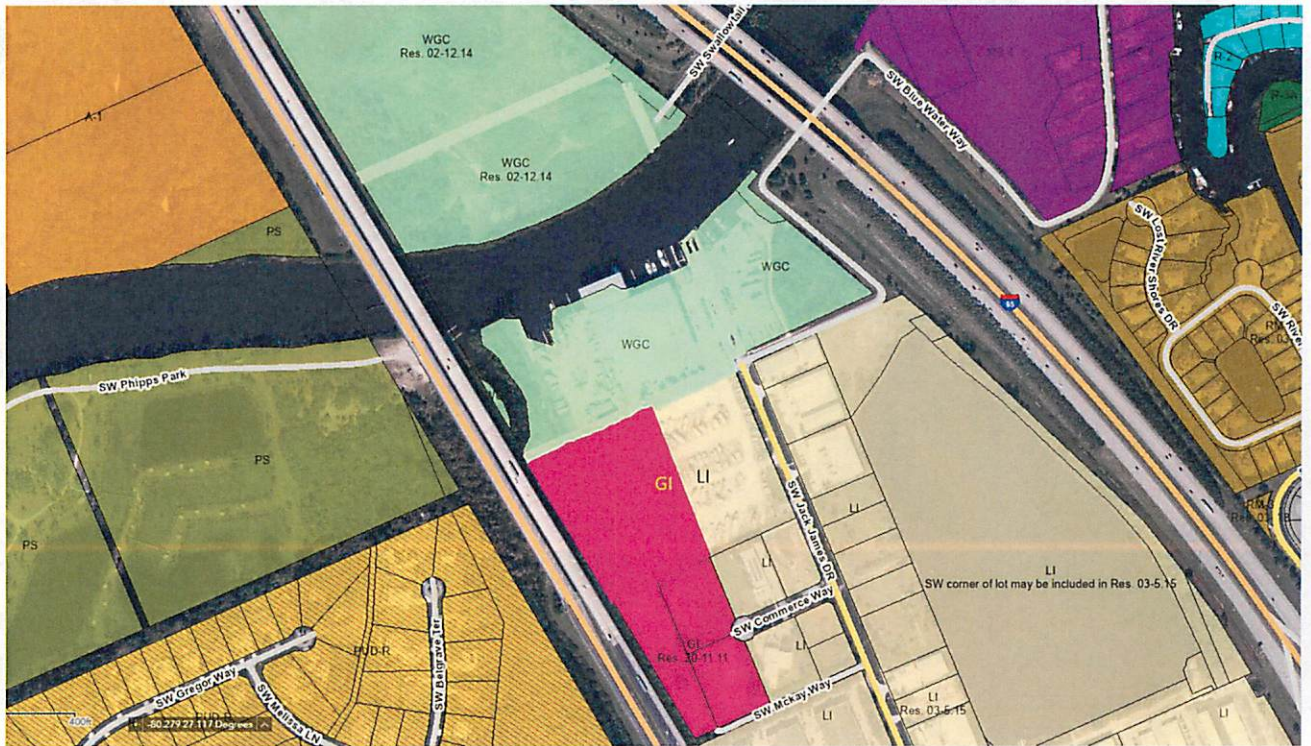
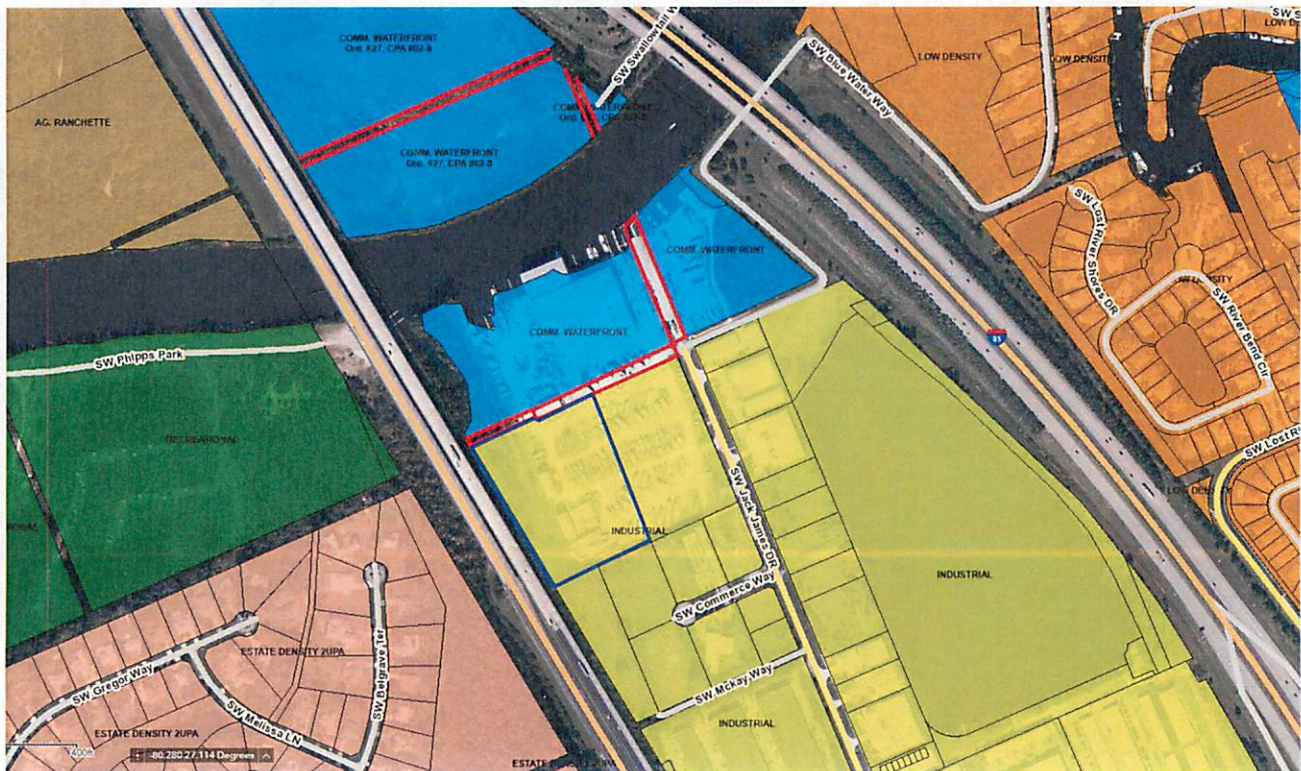


Figure 4

Zoning district designations of abutting properties:

To the north:	Waterfront General Commercial
To the south:	General Industrial and Limited Industrial
To the east:	Limited Industrial
To the west:	Florida Turnpike ROW

Future Land Use Map Excerpt



g. Consideration of the facts presented at the public hearings.

The Local Planning Agency voted 3-0 to recommend approval of the proposed zoning district changes.

C. Staff recommendation

The specific findings and conclusion of each review agency related to this request are identified in Sections F through T of this report. The rezoning process does not include a site plan review; therefore departments related to site plan review were not included in this rezoning staff report. The current review status for each agency is as follows:

Section	Division or Department	Reviewer	Phone	Assessment
F	Comprehensive Plan	Glenn Rosado	288-5930	Pending
G	Development Review	Glenn Rosado	288-5930	Pending
S	County Attorney	Krista Storey	288-5443	Review Ongoing
T	Adequate Public Facilities	Glenn Rosado	288-5930	Exempt

The choice of the most appropriate district for the subject property is a policy decision the Local Planning Agency (LPA) and the Board of County Commissioners (BCC) is asked to consider based on the “standards for amendments to the zoning atlas” provided in Section 3.2.E.1., Land Development Regulations (LDR), Martin County Code (MCC).

D. Review Board action

A review and recommendation is required on this application from the Local Planning Agency (LPA). Final action on this application is required by the Board of County Commissioners (BCC). Both the LPA and the BCC meetings must be advertised public hearings.

E. Location and site information

Location: ±2.065 acres, located on the north and south sides of the St. Lucie Canal

Existing zoning:	None
Future land use:	Marine Waterfront Commercial
Commission district:	District 5
Community redevelopment area:	N/A
Municipal service taxing unit:	District 5 Municipal Service Taxing Unit
Planning area:	Palm City

Location: ±6.85 acres, located at 6800 SW Jack James Dr.

Existing zoning:	LI
Future land use:	Industrial
Commission district:	District 4
Community redevelopment area:	N/A
Municipal service taxing unit:	District 4 Municipal Service Taxing Unit
Planning area:	Port Salerno

F. Determination of compliance with Comprehensive Growth Management Plan requirements - Growth Management Department

Findings of Compliance:

The Growth Management Department Development Review Division staff has reviewed the application and finds it in compliance with the applicable regulations. There are no unresolved land use, site design standards, zoning and procedural requirements issues associated with this application.

G. Determination of compliance with land use, site design standards, zoning, and procedural requirements - Growth Management Department

Findings of Compliance:

The Growth Management Department Development Review Division staff has reviewed the application and finds it in compliance with the applicable regulations. There are no unresolved land use, site design standards, zoning and procedural requirements issues associated with this application.

Additional Information:

Changes to the zoning atlas do not authorize any development activity. Criteria associated with this area of review are applied in conjunction with site plan review processes. Any specific department issues will be addressed at such time as development of the subject site is proposed.

H. Determination of compliance with the urban design and community redevelopment requirements - Community Development Department

See section G. above.

I. Determination of compliance with the property management requirements - Engineering Department

See section G. above.

J. Determination of compliance with environmental and landscaping requirements - Growth Management Department

See section G. above.

K. Determination of compliance with transportation requirements - Engineering Department

See section G. above.

L. Determination of compliance with county surveyor - Engineering Department

See section G. above.

M. Determination of compliance with engineering, storm water and flood management requirements - Engineering Department

See section G. above.

N. Determination of compliance with addressing and electronic file submittal requirements – Growth Management and Information Technology Departments

See section G. above.

O. Determination of compliance with utilities requirements - Utilities Department

See section G. above.

P. Determination of compliance with fire prevention and emergency management requirements – Fire Rescue Department

See section G. above.

Q. Determination of compliance with Americans with Disability Act (ADA) requirements - General Services Department

See section G. above.

R. Determination of compliance with Martin County Health Department and Martin County School Board

See section G. above.

S. Determination of compliance with legal requirements - County Attorney's Office

Review is ongoing.

T. Determination of compliance with the adequate public facilities requirements - responsible departments

The review for compliance with the standards for a Certificate of Adequate Public Facilities Exemption for development demonstrates that no additional impacts on public facilities were created in accordance with Section 5.32.B., LDR, Martin County, Fla. (2016). Exempted development will be treated as committed development for which the County assures concurrency.

Examples of developments that do not create additional impact on public facilities include:

- A. Additions to nonresidential uses that do not create additional impact on public facilities;
- B. Changes in use of property when the new use does not increase the impact on public facilities over

the pre-existing use, except that no change in use will be considered exempt when the preexisting use has been discontinued for two years or more;

- C. Zoning district changes to the district of lowest density or intensity necessary to achieve consistency with the Comprehensive Growth Management Plan;
- D. Boundary plats which permit no site development.

U. Post-approval requirements

Not applicable.

V. Local, State, and Federal Permits

No Local, State and Federal Permits are applicable to a rezoning action which does not permit any development activities.

W. Fees

Not applicable.

X. General application information

Applicant: Willis Custom Yachts

Y. Acronyms

ADA..... Americans with Disability Act
AHJ..... Authority Having Jurisdiction
ARDP..... Active Residential Development Preference
BCC..... Board of County Commissioners
CGMP..... Comprehensive Growth Management Plan
CIE..... Capital Improvements Element
CIP..... Capital Improvements Plan
FACBC..... Florida Accessibility Code for Building Construction
FDEP..... Florida Department of Environmental Protection
FDOT..... Florida Department of Transportation
LDR..... Land Development Regulations
LPA..... Local Planning Agency
MCC..... Martin County Code
MCHD..... Martin County Health Department
NFPA..... National Fire Protection Association
SFWMD..... South Florida Water Management District
W/WWSA.... Water/Waste Water Service Agreement

Z. Figures/Attachments

Figures within the report:

- Figure 1, Existing Zoning District, LI.
- Figure 2, Proposed Zoning District, GI
- Figure 3, Current Zoning Atlas
- Figure 4, Proposed Zoning Atlas

Figure 5, Future Land Use Excerpt



Martin County, Florida
Growth Management Department
COMPREHENSIVE PLANNING DIVISION
2401 SE Monterey Road, Stuart, FL 34996 772-288-5495 www.martin.fl.us

COMPREHENSIVE PLAN AMENDMENT APPLICATION

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A. GENERAL INFORMATION

Type of Application: Future Land Use Application with Concurrent Zoning Application

Name or Title of Project:

Willis Custom Yachts

Future Land Use Map Amendment:

Location of Project and Description of Proposal:

Located at 6800 SW Jack James Drive. The subject site is bifurcated by the St. Lucie River. The proposed request is to extend the current Commercial Waterfront FLU designation to the abandoned ROW on the northern parcel and southern parcel.

Parcel Control Number(s)

55-38-41-000-028-00070-4

55-38-41-000-027-00010-9

Project within a CRA? ☐ YES/NO ☒ Which One? Select CRA

Size of Project (Acres): 66.2

Current Future Land Use Designation: Commercial Waterfront and Industrial and a portion is undesignated

Current Zoning Designation: Waterfront General Commercial District (WGC) and Light Industrial (LI) and a portion is undesignated

Proposed Future Land Use Designation: Commercial Waterfront and Industrial

Proposed Zoning Designation: Waterfront General Commercial District (WGC), Limited Industrial District (LI), and General Industrial District (GI)

Text Amendment

Proposed Elements to Amend:

B. APPLICANT INFORMATION

Property Owner: 6800 SW Jack James Drive, LLC

Company Representative: Doug West

Address: 6800 SW Jack James Drive, LLC

City: Stuart, State: FL Zip: 34997

Phone: (772) 283-7189 Email: Doug.West@williscustomyachts.com

Agent: WGI, Inc.

Company Representative: Matthew Barnes, AICP

Address: 2035 Vista Parkway

City: West Palm Beach, State: FL Zip: 33411

Phone: (561) 713-1687 Email: Matthew.Barnes@wginc.com

Contract Purchaser: N/A

Company Representative:

Address:

City: , State: Zip:

Phone: Email:

Land Planner: WGI, Inc.

Company Representative: Matthew Barnes, AICP

Address: 2035 Vista Parkway

City: West Palm Beach, State: FL Zip: 33411

Phone: (561) 713-1687 Email: Matthew.Barnes@wginc.com

Traffic Engineer : WGI, Inc.

Company Representative: David Taxman

Address: 3230 W. Commercial Blvd, Suite 300

City: Fort Lauderdale, State: FL Zip: 33309

Phone: (954) 556-7894 Email: David.Taxman@wginc.com

Attorney : Fox McCluskey, Inc.

Company Representative: Tyson J. Waters, Partner

Address: 3461 SE Willoughby Boulevard

City: Stuart, State: FL Zip: 34994

Phone: (772) 287-4444 Email: twaters@fox mccluskey

Other Professional : N/A

Company Representative:

Address:

City: , State: Zip:

Phone: Email:

C. Applicant or Agent Certification:

I have read this application, and to the extent that I participated in the application, I have answered each item fully and accurately.

M. Brooks Smith
Applicant Signature

11/16/21

Date

Merrill Brooks Smith
Printed Name

NOTARY ACKNOWLEDGMENT

STATE OF: Florida COUNTY OF: Palm Beach

The foregoing instrument was acknowledged before me by means of ___physical presence or ___online notarization, this 16 day of November, 2021, by Nichole Pavez

Nichole Pavez
Notary Public Signature

Nichole Pavez
printed name

He or She ✓ is personally known to me or ___ has produced identification.

STATE OF: Florida at-large:



Nichole Pavez
Comm. #GG907343
Expires: August 25, 2023
Bonded Thru Aaron Notary

Applicant declares:

He/she understands that this application is submitted pursuant to Chapter I, Section 1-11 of the Martin County Comprehensive Growth Management Plan and Chapter 163, Part II (The Community Planning Act) of the Florida Statutes. The public record of this matter will consist of this application, the exhibits, documents or other materials prepared by the applicant and submitted to the Martin County Growth Management Department; information or materials the Martin County Growth Management Department may submit: public comment submitted through the Martin County Growth Management Department; and comments made at public hearings related to this application.

Please submit the application to: Martin County Growth Management Department
2401 SE Monterey Road, Stuart, FL 34996.

Completeness of application is the responsibility of the applicant. Applications not complete by the sufficiency due date will be returned to the applicant.

Applicant/Owner:

M. Brooks Smith
Signature of Applicant

Merrill Brooks Smith
Printed Name

Applicant Agent:

Matthew Barnes
Signature of Agent

Matthew Barnes
Printed Name

Note: The above noted agent, or owner, if no agent is listed, address and phone number will be used by the County as the single contact for all correspondence and other communication.

APPLICATION MATERIALS CHECKLIST

Plan Amendment # _____ (Staff use only)

This application materials checklist is provided for the applicant's use. The checklist will be used by staff to determine the completeness of the application. If there are incomplete items, a notification will be sent to the applicant with a request to provide the missing materials.

- X 1. Application.
- X 2. Name and address of the current property owner and documents of authority to act on behalf of the owner.
- X 3. Certificate of opinion by an attorney/title company regarding current property ownership.
- X 4. Financial Disclosure Affidavit.
- X 5. Legal descriptions and parcel control numbers for each parcel proposed to be amended. If the request is for more than one land use designation, the legal description must be formatted to identify each designated land use separately. *all areas requested are for one future land use designation*
- X 6. Acreage of subject parcel or parcels per land use type.
- X 7. A detailed location map.
- n/a 8. A Soils Survey Map sheet with the subject property outlined in red. Soil Survey map sheets can be obtained from the Soil and Water Conservation Service by calling (772) 221-1303.
- n/a 9. A current Flood Insurance Rate map with the subject property outlined in red. The Flood Insurance Rate Map sheets are available on the County's Web Site. Search for FEMA Flood Insurance Rate Maps.
- n/a 10. Proposed text amendment, if applicable.
- X 11. Justification statement for the proposed amendment that cites how the amendment is consistent with the Goals, Objectives and Policies of the CGMP.
- n/a 12. Traffic study, demonstrating the effects of the proposed amendment on the minimum Levels of Service.
- n/a 13. School Impact Worksheet.
- n/a 14. Water & Sewer Availability Worksheet.
- X 15. Survey file in CAD format, in the correct coordinate system, that is compatible with the County's GIS system.
- n/a 16. Other relevant data as appropriate.

The following must be provided concurrent with the draft notification letter for staff review prior to the first public hearing.

- X 17. Certified list of surrounding property owners. *to be provided at least two weeks prior to first public hearing*

Reviewed By: _____ (Staff use only)

Growth Management Dept.: (772) 288-5495

DISCLOSURE OF INTEREST AFFIDAVIT

BEFORE ME, the undersigned authority, duly authorized to take acknowledgments and administer oaths, personally appeared the undersigned person on the date set forth below, who, first being duly sworn, deposes and says under penalties of perjury:

1. That the record property owner(s) of the Real Property described in Exhibit "A" to this Affidavit is (are) as follows:

Name	Address
6800 SW Jack James Drive, LLC	225 N.E. Mizner Boulevard, Suite 510 Boca Raton, Florida 33432

(If more space is needed attach separate sheet)

2. That the following is a list of every natural person and entity with any legal or equitable interest in the property (as defined in Section 10.2.B.3. Land Development Regulations, Martin County Code):

Name	Address	Interest
Merrill Brooks Smith	1700 S.E. 9th Street Fort Lauderdale, Florida 33316	Trustee of Trust
Merrill Brooks Smith Amended and Restated Revocable Trust Agreement dated November 14, 2018	N/A	100%

(If more space is needed attach separate sheet)

3. That the following is a list of those, who have any interest in a contract for sale of the property, or a conveyance of any interest in the property, including but not limited to, real estate brokers and salespersons; and any and all mortgagees of the property:

Name	Address	Interest
Mortgage with Bank of America anticipated by 10/31/21		

(If more space is needed attach separate sheet)

4. That the following is a list of all other applications for which the applicant has an interest as defined in subsection b. and c. of Section 10.2.B.3. Land Development Regulations, Martin County Code currently pending before Martin County. The list shall include any development applications, waiver applications, road opening applications, and lien reduction requests.

Application Name and/or Project Number	Names & Addresses of Parties involved	Date	Type of Application	Status of Application*

(If more space is needed attach separate sheet)

- Status defined as:
A = Approved

P = Pending
D = Denied
W = Withdrawn

This Affidavit is given for the purpose of establishing compliance with the provisions of Section 10.2.B.3 Land Development Regulations; Martin County Code.

FURTHER AFFIANT SAYETH NOT.

AFFIANT

M. Brooks Smith

Merrill Brooks Smith

STATE OF Florida
COUNTY OF Palm Beach

The foregoing Disclosure of Interest Affidavit was sworn to, affirmed and subscribed before me this 6th day of October 20 21, by M. Brooks Smith, who is personally known to me or have produced as identification.

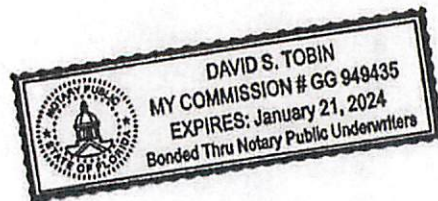
[Signature]

Notary Public, State of _____

(Notary Seal)

Print Name: _____

My Commission Expires: _____





JUSTIFICATION STATEMENT FUTURE LAND USE MAP AMENDMENT & REZONING

Initial Submittal: January 5, 2021

1. REQUEST

On behalf of the Applicant (Willis Customs Yachts), WGI is requesting approval for the subject site of the following:

- 1) **Future Land Use MAP (FLUM) Amendment** to extend the current Commercial Waterfront Future Land Use (FLU) designation to the abandoned right of way ("ROW") on the northern and southern parcels.
- 2) **Rezoning** of the abandoned ROW on the northern and southern parcels to Waterfront General Commercial District (WGC) and rezoning of a portion of the southern parcel from Limited Industrial (LI) to General Industrial (GI) District.

2. SITE CHARACTERISTICS

The subject site consists of approximately 63 acres and is located at 6800 SW Jack James Drive, within the jurisdiction of Martin County. The subject site is generally located between the Florida Turnpike and Interstate 95 and is bisected by the St. Lucie River. The subject site consists of two Parcel ID numbers, 55-38-41-000-028-00070-4 located south of the river and 55-38-41-000-027-00010-9 located north of the river.

The subject site has a split FLU designation. The north parcel is designated Commercial Waterfront and the south parcel is split between the Commercial Waterfront designation and the Industrial designation. The subject site also has a split zoning classification. The north parcel is zoned Waterfront General Commercial, which is compatible with the Commercial Waterfront FLU designation. The south parcel is split between the Waterfront General Commercial district and the Limited Industrial (LI) zoning district. Both zoning districts are compatible with the underlying FLU designations. No FLU or zoning designation is assigned to the ROW subject to this request.

The south parcel is improved with a marina and outdoor boat storage, while the north parcel is vacant. An aerial image of the subject site and the surrounding area is shown below:





3. HISTORY

Various former rights of way which used to traverse the subject site have been vacated over time. The table below summarizes the three resolutions which vacated the various rights of way.

Resolution	Approval Date	Description
87-11.30	November 17, 1987	Vacated a 30' wide portion of SW Blue Water Way. See area marked as #4 on the image below.
02-12.7	December 3, 2002	Vacated a portion of SW Blue Water Way varying in width from 55' to 70' marked as #3 on the image below and vacated a portion of SW Jack James Drive 65' wide marked as #2 on the image below.
07-9.71	September 18, 2007	Vacated two unnamed 30' wide platted rights of way marked as #1 on the image below.



4. SURROUNDING PROPERTIES

The subject site is located in an area with a mix of uses with residential development to the north and east, agricultural ranchette and recreation uses to the west, and industrial and commercial uses to the south. The Florida Turnpike and Interstate 95 separate the subject site from all of the surrounding residential, recreational and agricultural ranchette uses, acting as a buffer between these use types. The following is a summary of the land use, zoning and existing uses surrounding the subject property:

	FLU Designation	Zoning District	Existing Use
North	N/A	N/A	I-95 & Florida Turnpike
South	Industrial	Light Industrial (LI)	Police Supply Store (Retail)
		General Industrial (GI)	Vacant



East	Industrial	Light Industrial (LI)	I-95
			Auto Detail Shop (Retail)
			RV Storage (Retail)
			Medical Equipment Supplier (Industrial)
West	N/A	N/A	Florida Turnpike

5. JUSTIFICATION

As the subject site has been developed over time various rights of way have been abandoned by Martin County. When the rights of way were abandoned the County did not assign a future land use designation or zoning classification to the abandoned rights of way, which is why currently these strips of land are undesignated on the Future Land Use Map and Zoning Atlas.

Applicant is seeking to clean up what is essentially a scrivener's map error with the undesignated vacated rights of way. Under the current Land Development Regulations, Sec. 3.2.C.8, when a public street is vacated or abandoned, the regulations applicable to the property to which it reverts would apply to the vacated or abandoned street.

Regarding the requested change of 6.85 acres from LI to GI zoning, Applicant is seeking this change to allow a greater flexibility of uses and height for future development on this portion of the subject site. The abutting property to the south is zoned GI and the requested rezoning would extend the same GI zoning northward into the subject site consistent with the surrounding properties. The rezoning request does not require a future land use map amendment – the Industrial land use category is compatible with both LI and GI zoning districts.

All of the FLUM and rezoning requests are consistent with goals, objectives and policies of the Martin County Comprehensive Plan and the Land Development Regulations. The request will allow the existing use of the subject site as a commercial marina to continue while also allowing future marine-related development to proceed on a property that is suitable for such uses being situated on the St. Lucie River, in a planned industrial park and located in-between two elevated highways.

The requests do not allow for the encroachment of commercial or industrial uses into residential areas (Objective 4.9H of the Comprehensive Plan).

The request furthers Goal 4.11 of the Comprehensive Plan, which is to provide for adequate and appropriate sites for industrial land uses to support the role of industry in the County's economy. The Willis Custom Yachts marina currently employs approximately 124 people on the subject site and future expansion of improvements will employ even more people.

The requests further Policy 4.13A.8(4) of the Comprehensive Plan by designating the vacated rights of way as Commercial Waterfront.

Concurrency is not impacted by the requests because the existing future land use categories are not being changed, they are only being extended into portions of the subject site that were undesignated due to prior abandonments of rights of way. And the change of zoning from LI to GI zoning does not materially alter the allowable intensity on that portion of the subject site.

The data and analysis presented in this application and justification statement support the request for an amendment of the FLUM and Zoning Atlas and demonstrate consistency with the County's Comprehensive Plan and Land Development Regulations.

Sketch and legal descriptions of the lands affected by this request have been provided with the application materials.



Sincerely,

Matthew Barnes, AICP
Senior Project Manager

Martin County
Growth Management Department
2401 S.E. Monterey Road
Stuart, FL 34996

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**BEFORE THE BOARD OF COUNTY COMMISSIONERS
MARTIN COUNTY, FLORIDA**

RESOLUTION NUMBER

A RESOLUTION OF MARTIN COUNTY, FLORIDA, REGARDING AN APPLICATION TO CHANGE THE ZONING DISTRICT CLASSIFICATION FROM UNDESIGNATED TO WATERFRONT GENERAL COMMERCIAL AND TO CHANGE THE ZONING DISTRICT CLASSIFICATION FROM LIMITED INDUSTRIAL TO GENERAL INDUSTRIAL ON PORTIONS OF ±66.2 ACRES LOCATED ON THE NORTH AND SOUTH SIDES OF THE ST. LUCIE CANAL, BETWEEN THE FLORIDA TURNPIKE AND INTERSTATE 95

WHEREAS, this Board has made the following determinations of fact:

1. Willis Custom Yachts submitted an application to assign the WGC, Waterfront General Commercial zoning district classification to 2.065 acres located on the north and south sides of the St. Lucie Canal as described in Exhibits A, B, C, and D, attached hereto, and to change the zoning district classification from LI, Limited Industrial to GI, General Industrial on 6.85 acres located on the south side of the St. Lucie Canal as described in Exhibit E, attached hereto.
2. The Local Planning Agency considered the application at a public hearing on April 21, 2022. The LPA's recommendations were forwarded to the Board of County Commissioners.
3. This Board has considered such recommendations.
4. Upon proper notice of hearing this Board held a public hearing on the application on June 21, 2022.
5. At the public hearing, all interested parties were given an opportunity to be heard.
6. All conditions precedent to granting the change in zoning district classification have been met.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF MARTIN COUNTY, FLORIDA, THAT:

- A. The property described in Exhibits A, B, C and D is hereby assigned the zoning district classification of WGC, Waterfront General Commercial.
- B. The zoning district classification of the property described in Exhibit E is hereby changed from LI, Limited Industrial to GI, General Industrial.
- C. Pursuant to Section 5.32.B.3.f., Land Development Regulations, Martin County Code, this rezoning action is hereby determined to meet the requirements for a Certificate of Public Facilities Exemption.
- D. Pursuant to Section 14.1C.5.(2), Comprehensive Growth Management Plan, Martin County Code, regarding preliminary development approvals, the subject property is subject to a determination of level of service capacity at final site plan approval and no rights to obtain final development orders, nor any other rights to develop the subject property have been granted or implied by this Board.
- E. The effective date of this resolution, if Comprehensive Plan Amendment (CPA) 22-01, is not timely challenged, shall be 31 days after the state land planning agency notifies the local government that the CPA 22-01 plan amendment package is complete. If CPA 22-01 is timely challenged, this resolution shall become effective on the date the state land planning agency or the Administration Commission enters a final order determining CPA 22-01 to be in compliance. No development orders, development permits, or land uses dependent on CPA 22-01 may be issued or commence before CPA 22-01 becomes effective.
- F. This resolution shall be recorded in the public records of Martin County. A copy of this resolution shall be forwarded to the Applicant(s) by the Growth Management Department subsequent to recording.

DULY PASSED AND ADOPTED THIS 21st DAY OF June, 2022.

ATTEST:

**BOARD OF COUNTY COMMISSIONERS
MARTIN COUNTY, FLORIDA**

**CAROLYN TIMMANN,
CLERK OF THE CIRCUIT COURT
AND COMPTROLLER**

BY: _____
DOUG SMITH, CHAIRMAN

**APPROVED AS TO FORM
AND LEGAL SUFFICIENCY**

BY: _____
**SARAH W. WOODS,
COUNTY ATTORNEY**

ATTACHMENTS:

Exhibit A, Legal Description
Exhibit B, Legal Description
Exhibit C, Legal Description
Exhibit D, Legal Description
Exhibit E, Legal Description

Exhibit A

LEGAL DESCRIPTION:

A 30.00 FOOT WIDE PLATTED RIGHT OF WAY ABANDONED BY OFFICIAL RECORD BOOK 2318, AT PAGE 2344, OF THE PUBLIC RECORDS OF MARTIN COUNTY FLORIDA AND LYING ON A PORTION OF ST. LUCIE INLET FARMS, RECORDED IN PLAT BOOK 1, AT PAGE 98, OF THE PUBLIC RECORDS OF MARTIN COUNTY FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF TRACT 2, BLOCK 28, ST. LUCIE INLET FARMS, RECORDED IN PLAT BOOK 1, AT PAGE 98, OF THE PUBLIC RECORDS OF MARTIN COUNTY FLORIDA, THENCE NORTH 31°33'51" WEST ALONG THE EASTERLY RIGHT OF WAY LINE OF THE FLORIDA TURNPIKE, FLORIDA STATE TURNPIKE AUTHORITY MAP SECTION 5-A, MARTIN COUNTY, FLORIDA; FOR 334.49 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 31°33'51" WEST, FOR 30.27 FEET; THENCE NORTH 66°09'32" EAST, FOR 1,132.09 FEET; THENCE NORTH 23°09'26" WEST, FOR 26.64 FEET; THENCE SOUTH 52°03'08" EAST, FOR 64.27 FEET; THENCE SOUTH 66°09'32" WEST, FOR 1,158.72 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAIN 0.798 ACRES, MORE OR LESS.

SURVEYOR'S NOTES:

1. DATA SHOWN HEREON WAS COMPILED FROM OTHER INSTRUMENTS AND DOES NOT CONSTITUTE A FIELD SURVEY AS SUCH.

2. THE BEARINGS SHOWN HEREON ARE BASED ON THE EASTERLY LINE OF THE FLORIDA TURNPIKE, FLORIDA STATE TURNPIKE AUTHORITY MAP SECTION 5-A, MARTIN COUNTY, FLORIDA, BEARING NORTH 31°33'51" WEST.

LEGEND:

ORB = Official Records Book
PB = Plat Book
PG. = Page
(P) = Per Plat
R/W = Right-of-Way

FOR THE FIRM: WGI

BY:

JIM SULLIVAN
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA LICENSE NO. 6889

DATE:

1-4-22

(NOT A SURVEY-DESCRIPTION AND SKETCH ONLY)

PROJECT:

GULF BUILDING, LLC

TASK:

PARCEL 5 EXHIBIT

PREPARED BY:



2035 Vista Parkway, West Palm Beach, FL 33411
Phone No. 866.909.2220 www.wginc.com
Cert No. 6091 - LB No. 7055

CAD 709502_PARCEL 5.DWG

DRAWN/DESIGNED MRG

CHECKED/QC JS

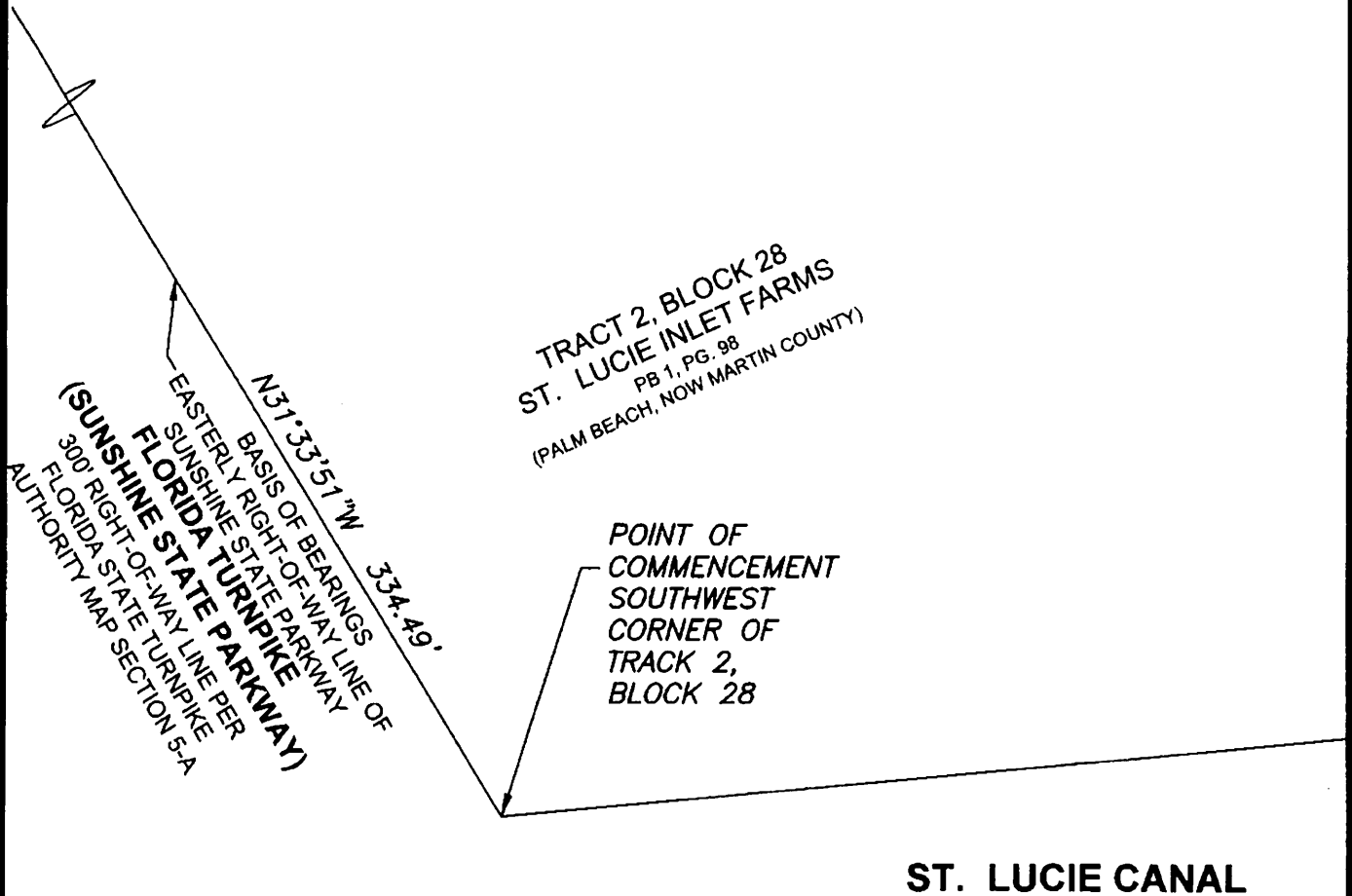
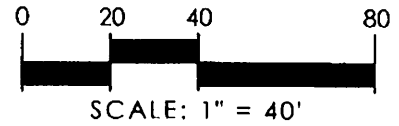
JOB NO. 7095.02

DATE 01/04/22


SHEET:

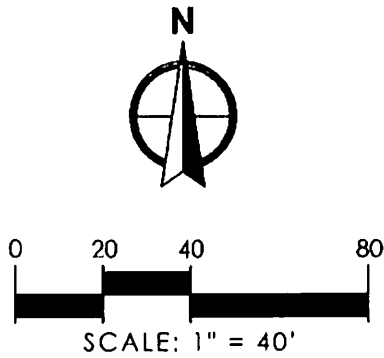
1 of 4

FOR CONTINUATION SEE SHEET 3



(NOT A SURVEY-DESCRIPTION AND SKETCH ONLY)

PROJECT: GULF BUILDING, LLC		TASK: PARCEL 5 EXHIBIT	
PREPARED BY:  2035 Vista Parkway, West Palm Beach, FL 33411 Phone No. 866.909.2220 www.wginc.com Cert No. 6091 - LB No. 7055	CAD 709502_ PARCEL 5.DWG		
	DRAWN/DESIGNED MRG		SHEET: 2 of 4
	CHECKED/QC JS		
	JOB NO. 7095.02		
	DATE 01/04/22		



TRACT 7, BLOCK 27
ST. LUCIE INLET FARMS
PB 1, PG. 98
(PALM BEACH, NOW MARTIN COUNTY)

50' FLORIDA GAS EASEMENT
ORB 216, PG. 58

N66°09'32"E 1132.09'

30' PLATTED RW
ABANDONED BY
ORB 2318, PG. 2344

S66°09'32"W 1158.72'

N31°33'51"W
30.27'

POINT OF
BEGINNING

TRACT 2, BLOCK 28
ST. LUCIE INLET FARMS
PB 1, PG. 98
(PALM BEACH, NOW MARTIN COUNTY)

N31°33'51"W 334.49'
BASIS OF BEARINGS
EASTERLY RIGHT-OF-WAY LINE OF
SUNSHINE STATE PARKWAY
(SUNSHINE STATE PARKWAY
300' RIGHT-OF-WAY LINE PER
FLORIDA STATE TURNPIKE
AUTHORITY MAP SECTION 5-A)

FOR CONTINUATION SEE SHEET 2

(NOT A SURVEY-DESCRIPTION AND SKETCH ONLY)

FOR CONTINUATION SEE SHEET 4

PROJECT:

GULF BUILDING, LLC

TASK:

PARCEL 5 EXHIBIT

PREPARED BY:



2035 Vista Parkway, West Palm Beach, FL 33411
Phone No. 866.909.2220 www.wginc.com
Cert No. 6091 - LB No. 7055

CAD 709502_PARCEL 5.DWG

DRAWN/DESIGNED MRG

CHECKED/QC JS

JOB NO. 7095.02

DATE 01/04/22

SHEET:

3 of 4



0 20 40 80
SCALE: 1" = 40'

FOR CONTINUATION SEE SHEET 3

TRACT 8, BLOCK 27
ST. LUCIE INLET FARMS
PB 1, PG. 98
(PALM BEACH, NOW MARTIN COUNTY)

N66°09'32"E 1132.09'
30' PLATTED RW
ABANDONED BY
ORB 2318, PG. 2344

S66°09'32"W 1158.72'

TRACT 1, BLOCK 28
ST. LUCIE INLET FARMS
PB 1, PG. 98
(PALM BEACH, NOW MARTIN COUNTY)

N23°09'26"W 26.64'
S52°03'08"E 64.27'

30' PLATTED RW
ABANDONED BY
ORB 2318, PG. 2344

(NOT A SURVEY-DESCRIPTION AND SKETCH ONLY)

PROJECT:

GULF BUILDING, LLC

TASK:

PARCEL 5 EXHIBIT

PREPARED BY:



2035 Vista Parkway, West Palm Beach, FL 33411
Phone No. 866.909.2220 www.wginc.com
Cert No. 6091 - LB No. 7055

CAD 709502_PARCEL 5.DWG

DRAWN/DESIGNED MRG

CHECKED/QC JS

JOB NO. 7095.02

DATE 01/04/22

SHEET:

4 of 4

LEGAL DESCRIPTION:

Exhibit B

A 30.00 FOOT WIDE PLATTED RIGHT OF WAY ABANDONDED BY OFFICIAL RECORD BOOK 2318, AT PAGE 2344, OF THE PUBLIC RECORDS OF MARTIN COUNTY FLORIDA AND LYING ON A PORTION OF ST. LUCIE INLET FARMS, RECORDED IN PLAT BOOK 1, AT PAGE 98, OF THE PUBLIC RECORDS OF MARTIN COUNTY FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF TRACT 1, BLOCK 28, ST. LUCIE INLET FARMS, RECORDED IN PLAT BOOK 1, AT PAGE 98, OF THE PUBLIC RECORDS OF MARTIN COUNTY FLORIDA, THE FOLLOWING THREE (3) COURSES BEING ALONG THE SOUTH LINE OF TRACT 1, BLOCK 28; THENCE SOUTH 35°41'38" WEST, FOR 74.89 FEET; THENCE SOUTH 45°00'46" WEST, FOR 97.37 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 45°00'46" WEST, FOR 32.36 FEET; THENCE NORTH 22°58'03" WEST, FOR 295.36 FEET; THENCE SOUTH 52°03'09" EAST, FOR 61.72 FEET; THENCE SOUTH 22°58'03" EAST, FOR 229.29 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAIN 0.181 ACRES, MORE OR LESS.


SURVEYOR'S NOTES:

1. DATA SHOWN HEREON WAS COMPILED FROM OTHER INSTRUMENTS AND DOES NOT CONSTITUTE A FIELD SURVEY AS SUCH.
2. THE BEARINGS SHOWN HEREON ARE BASED ON THE EASTERLY LINE OF THE FLORIDA TURNPIKE, FLORIDA STATE TURNPIKE AUTHORITY MAP SECTION 5-A, MARTIN COUNTY, FLORIDA, BEARING NORTH 31°33'51" WEST.

LEGEND:

ORB = Official Records Book
PB = Plat Book
PG. = Page
(P) = Per Plat
R/W = Right-of-Way

FOR THE FIRM: WGI

BY:  DATE: 1-4-22
JIM SULLIVAN
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA LICENSE NO. 6889

(NOT A SURVEY-DESCRIPTION AND SKETCH ONLY)

PROJECT:

GULF BUILDING, LLC

TASK:

PARCEL 4 EXHIBIT

PREPARED BY:



2035 Vista Parkway, West Palm Beach, FL 33411
Phone No. 866.909.2220 www.wginc.com
Cert No. 6091 - LB No. 7055

CAD 709502_PARCEL 4.DWG

DRAWN/DESIGNED MRG

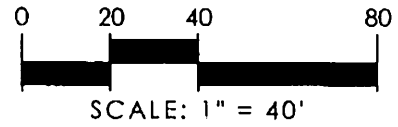
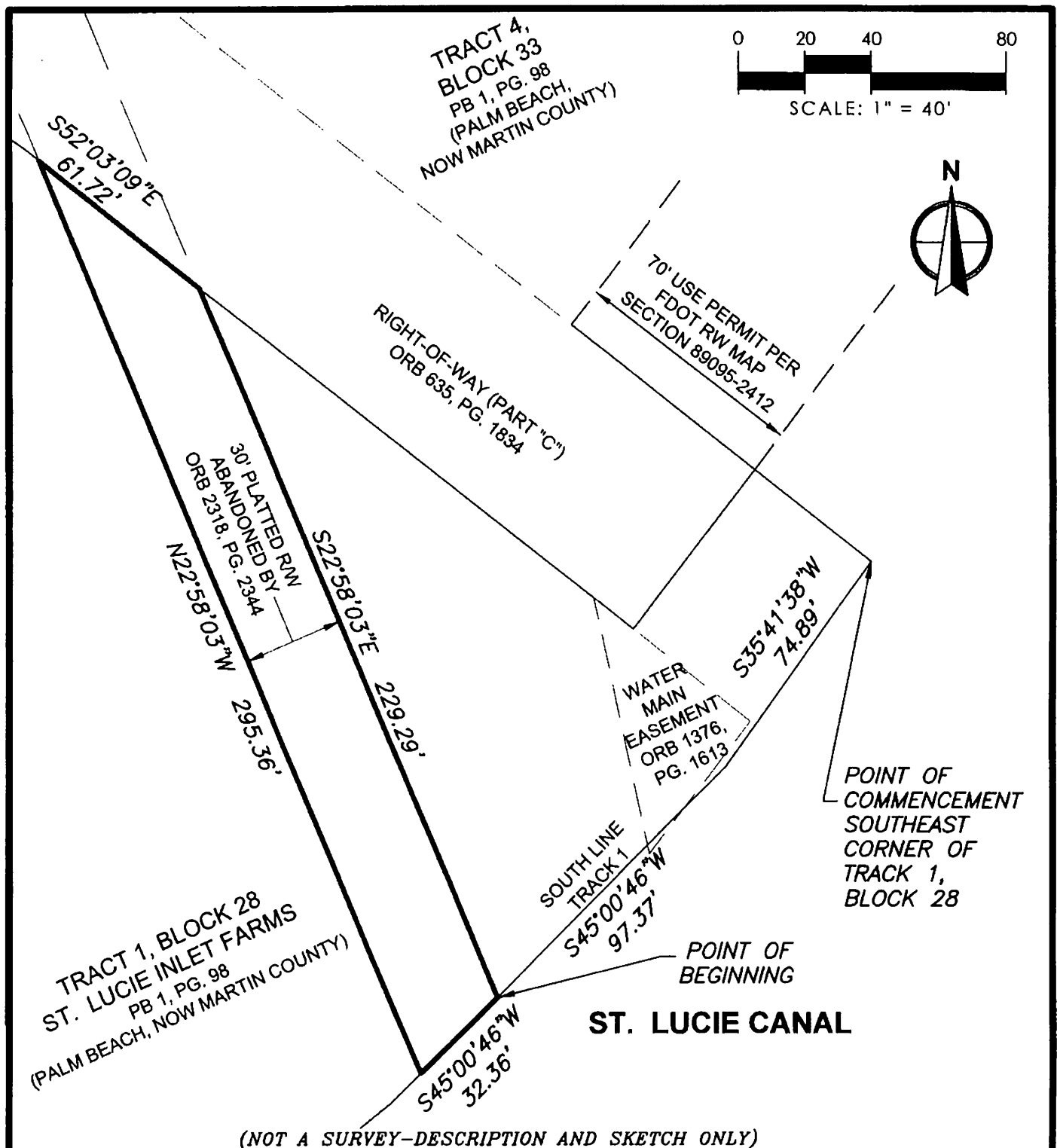
CHECKED/QC JS

JOB NO. 7095.02

DATE 01/04/22

SHEET:

1 of 2




PROJECT: GULF BUILDING, LLC	TASK: PARCEL 4 EXHIBIT							
PREPARED BY:  2035 Vista Parkway, West Palm Beach, FL 33411 Phone No. 866.909.2220 www.wginc.com Cert No. 6091 - LB No. 7055	<table border="1"> <tr> <td data-bbox="803 1753 1274 1795">CAD 709502_PARCEL 4.DWG</td><td data-bbox="1274 1753 1508 1795" rowspan="4"> SHEET: 2 of 2 </td></tr> <tr> <td data-bbox="803 1795 1274 1837">DRAWN/DESIGNED MRG</td></tr> <tr> <td data-bbox="803 1837 1274 1879">CHECKED/QC JS</td></tr> <tr> <td data-bbox="803 1879 1274 1921">JOB NO. 7095.02</td></tr> <tr> <td data-bbox="803 1921 1274 1974">DATE 01/04/22</td><td data-bbox="1274 1921 1508 1974"></td></tr> </table>	CAD 709502_PARCEL 4.DWG	SHEET: 2 of 2	DRAWN/DESIGNED MRG	CHECKED/QC JS	JOB NO. 7095.02	DATE 01/04/22	
CAD 709502_PARCEL 4.DWG	SHEET: 2 of 2							
DRAWN/DESIGNED MRG								
CHECKED/QC JS								
JOB NO. 7095.02								
DATE 01/04/22								

Exhibit C

LEGAL DESCRIPTION:

A 65.00 FOOT WIDE RIGHT OF WAY ABANDONED BY OFFICIAL RECORD BOOK 1878, AT PAGE 441, OF THE PUBLIC RECORDS OF MARTIN COUNTY FLORIDA AND LYING ON A PORTION OF ST. LUCIE INLET FARMS, RECORDED IN PLAT BOOK 1, AT PAGE 98, OF THE PUBLIC RECORDS OF MARTIN COUNTY FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF TRACT 5, BLOCK 33, ST. LUCIE INLET FARMS, RECORDED IN PLAT BOOK 1, AT PAGE 98, OF THE PUBLIC RECORDS OF MARTIN COUNTY FLORIDA, SAID CORNER BEING A POINT AT THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST, SAID CURVE HAVING A RADIUS OF 1,515.26 FEET, A CENTRAL ANGLE OF 08°31'11", AND FROM SAID POINT A RADIAL LINE BEARS NORTH 46°40'29" WEST, SAID POINT ALSO BEING ON THE NORTH LINE OF SAID TRACT 5, BLOCK 33; THENCE SOUTHWESTERLY ALONG SAID CURVE AND NORTH LINE FOR 225.32 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 22°58'03" EAST, FOR 545.36 FEET; THENCE SOUTH 65°41'34" WEST, FOR 25.01 FEET; THENCE SOUTH 65°38'19" WEST, FOR 40.01 FEET; THENCE NORTH 22°58'03" WEST, FOR 530.81 FEET TO A POINT AT THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE NORTHWEST, SAID CURVE HAVING A RADIUS OF 1,515.26 FEET, A CENTRAL ANGLE OF 02°31'57" AND FROM SAID POINT A RADIAL LINE BEARS NORTH 35°37'21" WEST; THENCE NORTHEASTERLY ALONG SAID CURVE FOR 66.97 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAIN 0.803 ACRES, MORE OR LESS.

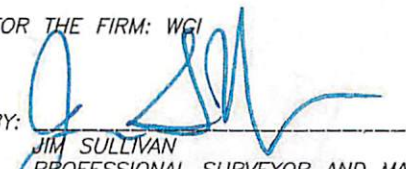
SURVEYOR'S NOTES:

1. DATA SHOWN HEREON WAS COMPILED FROM OTHER INSTRUMENTS AND DOES NOT CONSTITUTE A FIELD SURVEY AS SUCH.
2. THE BEARINGS SHOWN HEREON ARE BASED ON THE EASTERLY LINE OF THE FLORIDA TURNPIKE, FLORIDA STATE TURNPIKE AUTHORITY MAP SECTION 5-A, MARTIN COUNTY, FLORIDA, BEARING NORTH 31°33'51" WEST.

LEGEND:

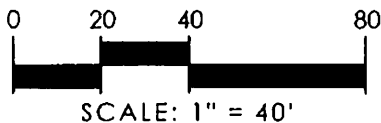
ORB = Official Records Book
PB = Plat Book
PG. = Page
(P) = Per Plat
R/W = Right-of-Way

FOR THE FIRM: WGI

BY:  DATE: 1.4.22
JIM SULLIVAN
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA LICENSE NO. 6889

(NOT A SURVEY-DESCRIPTION AND SKETCH ONLY)

PROJECT: GULF BUILDING, LLC		TASK: PARCEL 3 EXHIBIT	
PREPARED BY:  2035 Vista Parkway, West Palm Beach, FL 33411 Phone No. 866.909.2220 www.wginc.com Cert No. 6091 - LB No. 7055		CAD 709502_PARCEL 3.DWG DRAWN/DESIGNED MRG CHECKED/QC JS JOB NO. 7095.02 DATE 01/04/22	
		SHEET: 1 of 3	



ST. LUCIE CANAL

N46°40'29"W
(RADIAL)

POINT OF
COMMENCEMENT
NORTHEAST
CORNER OF
TRACK 5,
BLOCK 33

POINT OF
BEGINNING

R=1515.26'
Δ=8°31'11" L=225.32'
NORTH LINE TRACK 5

N35°37'21"W
(RADIAL)

R=1515.26'
Δ=2°31'57"
=66.97'

65' RW
ABANDONED BY
ORB 1878, PG. 441

TRACT 5, BLOCK 33
ST. LUCIE INLET FARMS
PB 1, PG. 98
(PALM BEACH, NOW MARTIN COUNTY)

TRACT 8,
BLOCK 28
ST. LUCIE
INLET FARMS
PB 1, PG. 98
(PALM BEACH,
NOW MARTIN COUNTY)

N22°58'03"E
530.81'

RW PER ORB 761, PG. 1005

RW PER ORB 7, PG. 317

RW PER ORB 7, PG. 317

RW PER ORB 7, PG. 317

RW PER ORB 7, PG. 317

RW PER ORB 7, PG. 317

RW PER ORB 7, PG. 317

RW PER ORB 7, PG. 317

RW PER ORB 7, PG. 317

RW PER ORB 7, PG. 317

RW PER ORB 7, PG. 317

RW PER ORB 7, PG. 317

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RW PER ORB 7, PG. 317

RW PER ORB 7, PG. 317

RW PER ORB 7, PG. 317

RW PER ORB 7, PG. 317

FOR CONTINUATION SEE SHEET 3

(NOT A SURVEY-DESCRIPTION AND SKETCH ONLY)

PROJECT:

GULF BUILDING, LLC

TASK:

PARCEL 3 EXHIBIT

PREPARED BY:



2035 Vista Parkway, West Palm Beach, FL 33411
Phone No. 866.909.2220 www.wginc.com
Cert No. 6091 - LB No. 7055

CAD 709502_PARCEL 3.DWG

DRAWN/DESIGNED MRG

CHECKED/QC JS

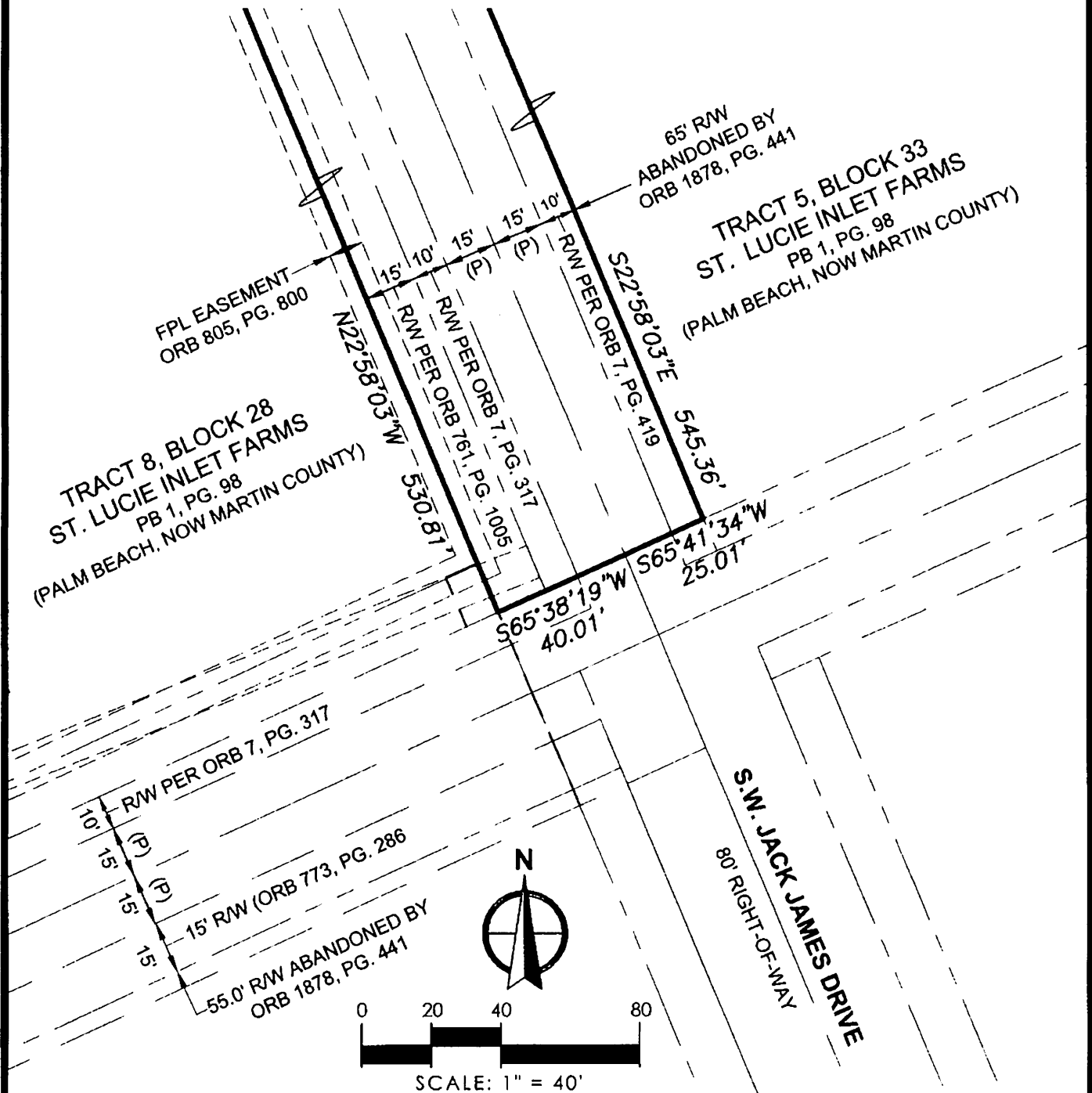
JOB NO. 7095.02

DATE 01/04/22

SHEET:

2 of 3

FOR CONTINUATION SEE SHEET 2



(NOT A SURVEY-DESCRIPTION AND SKETCH ONLY)

PROJECT:

GULF BUILDING, LLC

TASK:

PARCEL 3 EXHIBIT

PREPARED BY:



2035 Vista Parkway, West Palm Beach, FL 33411
Phone No. 866.909.2220 www.wginc.com
Cert No. 6091 - LB No. 7055

CAD 709502_PARCEL 3.DWG

DRAWN/DESIGNED MRG

CHECKED/QC JS

JOB NO. 7095.02

DATE 01/04/22

SHEET:

3 of 3

LEGAL DESCRIPTION:

Exhibit D

A THAT PORTION OF A 30.00 FOOT WIDE PLATTED RIGHT-OF-WAY, ST. LUCIE INLET FARMS, RECORDED IN PLAT BOOK 1, AT PAGE 98, AND ABANDONED BY OFFICIAL RECORD BOOK 769, AT PAGE 734, TOGETHER WITH A 15.00 FOOT WIDE AND A 55.00 FOOT WIDE RIGHT OF WAY ABANDONED BY OFFICIAL RECORD BOOK 1878, AT PAGE 441, ALL BEING OF THE PUBLIC RECORDS OF MARTIN COUNTY FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF TRACT 2, BLOCK 29, ST. LUCIE INLET FARMS, RECORDED IN PLAT BOOK 1, AT PAGE 98, OF THE PUBLIC RECORDS OF MARTIN COUNTY FLORIDA; THENCE NORTH 31°33'51" WEST ALONG THE EASTERLY RIGHT OF WAY LINE OF THE FLORIDA TURNPIKE, FLORIDA STATE TURNPIKE AUTHORITY MAP SECTION 5-A, MARTIN COUNTY, FLORIDA, FOR 30.24 FEET; THENCE NORTH 65°38'19" EAST, FOR 291.10 FEET; THENCE NORTH 23°32'54" WEST, FOR 10.00 FEET; THENCE NORTH 65°38'19" EAST, FOR 329.67 FEET; THENCE NORTH 23°14'44" WEST, FOR 15.00 FEET; THENCE NORTH 65°38'19" EAST, FOR 290.04 FEET; THENCE SOUTH 22°58'30" EAST, FOR 70.02 FEET; THENCE SOUTH 65°38'19" WEST, FOR 619.09 FEET; THENCE NORTH 23°32'54" WEST, FOR 15.00 FEET; THENCE SOUTH 65°38'19" WEST, FOR 286.88 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAIN 1.081 ACRES, MORE OR LESS.

SURVEYOR'S NOTES:

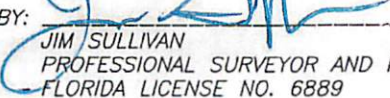
1. DATA SHOWN HEREON WAS COMPILED FROM OTHER INSTRUMENTS AND DOES NOT CONSTITUTE A FIELD SURVEY AS SUCH.

2. THE BEARINGS SHOWN HEREON ARE BASED ON THE EASTERLY LINE OF THE FLORIDA TURNPIKE, FLORIDA STATE TURNPIKE AUTHORITY MAP SECTION 5-A, MARTIN COUNTY, FLORIDA, BEARING NORTH 31°33'51" WEST.

LEGEND:

ORB = Official Records Book
PB = Plat Book
PG. = Page
(P) = Per Plat
R/W = Right-of-Way

FOR THE FIRM: WGI

BY:  DATE: 1-4-22
JIM SULLIVAN
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA LICENSE NO. 6889

(NOT A SURVEY-DESCRIPTION AND SKETCH ONLY)

PROJECT:

GULF BUILDING, LLC

TASK:

PARCEL 2 EXHIBIT

PREPARED BY:



2035 Vista Parkway, West Palm Beach, FL 33411
Phone No. 866.909.2220 www.wginc.com
Cert No. 6091 - LB No. 7055

CAD 709502_ PARCEL 2.DWG

DRAWN/DESIGNED MRG

CHECKED/QC JS

JOB NO. 7095.02

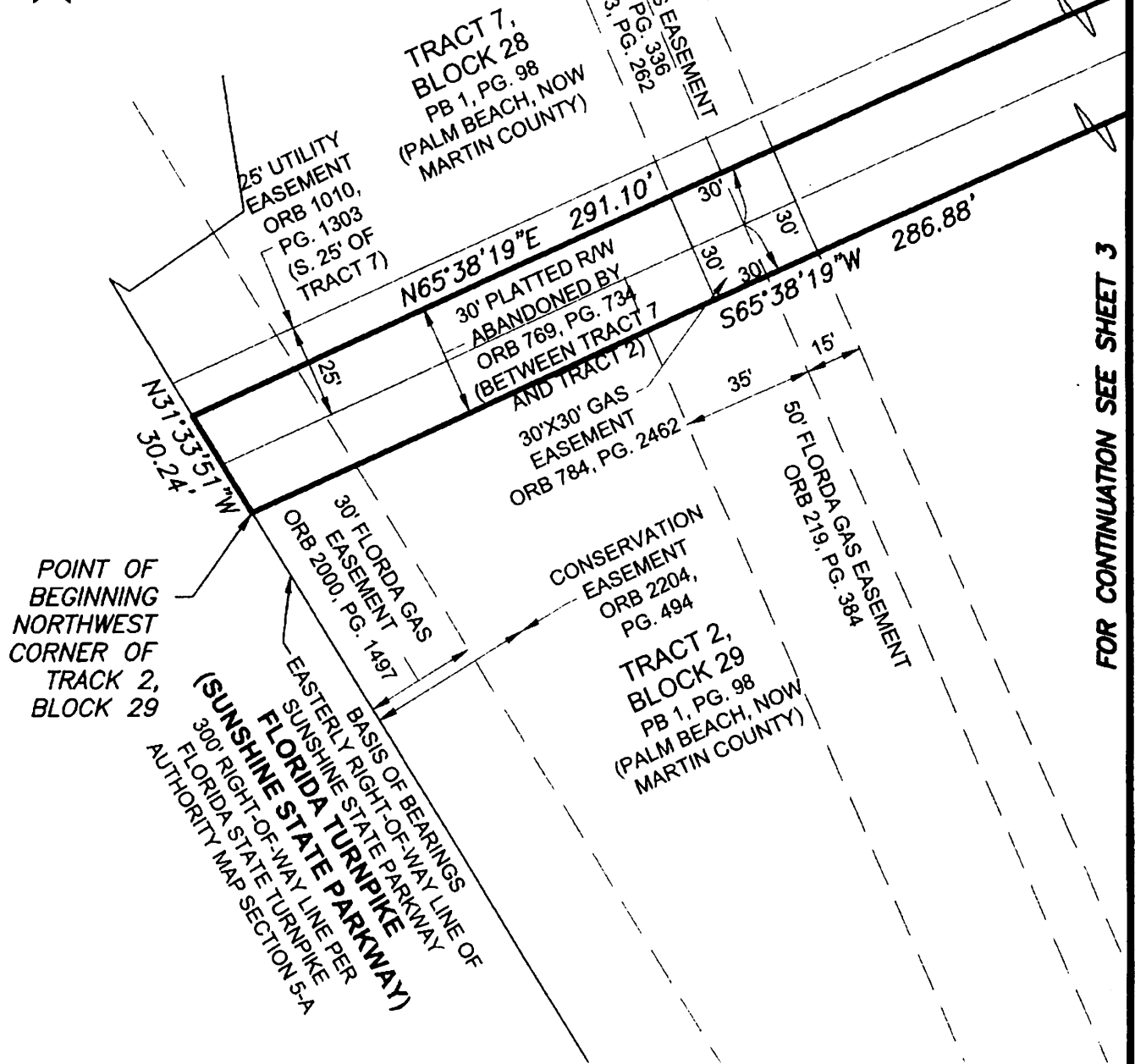
DATE 01/04/22

SHEET:

1 of 4



0 20 40 80
SCALE: 1" = 40'



FOR CONTINUATION SEE SHEET 3

(NOT A SURVEY-DESCRIPTION AND SKETCH ONLY)

PROJECT:

GULF BUILDING, LLC

TASK:

PARCEL 2 EXHIBIT

PREPARED BY:



2035 Vista Parkway, West Palm Beach, FL 33411
Phone No. 866.909.2220 www.wginc.com
Cert No. 6091 - LB No. 7055

CAD 709502_PARCEL 2.DWG

DRAWN/DESIGNED MRG

CHECKED/QC JS

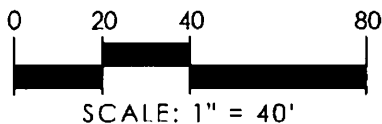
JOB NO. 7095.02

DATE 01/04/22

SHEET:

2 of 4

FOR CONTINUATION SEE SHEET 2



10' FPL EASEMENT
ORB 1089, PG.

TRACT 8, BLOCK 28
ST. LUCIE INLET FARMS
PB 1, PG. 98
(PALM BEACH, NOW MARTIN COUNTY)

N65°38'19"E
291.10'

N23°32'54"W
10.00'

N65°38'19"E 329.67'

RW PER ORB 7, PG. 317

15' RW (ORB 773, PG. 286)
55.0' RW ABANDONED BY
ORB 1878, PG. 441

LESS & EXCEPT PARCEL "B"
S65°38'19"W 619.09'

UTILITY EASEMENT
ORB 1878, PG. 461
& BELL SOUTH EASEMENT
ORB 1878, PG. 471


N23°32'54"W
15.00'
N65°38'19"E
286.88'

TRACT 2,
BLOCK 29
PB 1, PG. 98
(PALM BEACH, NOW
MARTIN COUNTY)

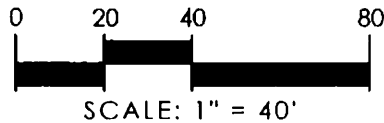
TRACT 1, BLOCK 29
ST. LUCIE INLET FARMS
PB 1, PG. 98
(PALM BEACH, NOW MARTIN COUNTY)

FOR CONTINUATION SEE SHEET 4

(NOT A SURVEY-DESCRIPTION AND SKETCH ONLY)

PROJECT: GULF BUILDING, LLC	TASK: PARCEL 2 EXHIBIT	
PREPARED BY:  2035 Vista Parkway, West Palm Beach, FL 33411 Phone No. 866.909.2220 www.wginc.com Cert No. 6091 - LB No. 7055	CAD 709502_ PARCEL 2.DWG	SHEET: 3 of 4
	DRAWN/DESIGNED MRG	
	CHECKED/QC JS	
	JOB NO. 7095.02 DATE 01/04/22	

FOR CONTINUATION SEE SHEET 3



FPL EASEMENT
ORB 805, PG. 800

TRACT 8, BLOCK 28
ST. LUCIE INLET FARMS
PB 1, PG. 98
(PALM BEACH, NOW MARTIN COUNTY)

N65°38'19"E
329.67'

15' RW PER ORB 761, PG. 1005
ABANDONED BY ORB 1878, PG. 441

N65°38'19"E 290.04'

FPL EASEMENT
ORB 805, PG. 800

15' RW PER ORB 7, PG. 317

S22°58'30"E
70.02'

N23°14'44"W
15.00'

15' RW (ORB 773, PG. 286)
55.0' RW ABANDONED BY
ORB 1878, PG. 441

S65°38'19"W 619.09'

TRACT 1, BLOCK 29
ST. LUCIE INLET FARMS
PB 1, PG. 98
(PALM BEACH, NOW MARTIN COUNTY)

(NOT A SURVEY-DESCRIPTION AND SKETCH ONLY)

PROJECT:

GULF BUILDING, LLC

TASK:

PARCEL 2 EXHIBIT

PREPARED BY:



2035 Vista Parkway, West Palm Beach, FL 33411
Phone No. 866.909.2220 www.wginc.com
Cert No. 6091 - LB No. 7055

CAD 709502_PARCEL 2.DWG

DRAWN/DESIGNED MRG

CHECKED/QC JS

JOB NO. 7095.02

DATE 01/04/22

SHEET:

4 of 4

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING WITHIN A PORTION TRACTS 1 AND 2, BLOCK 29, ST. LUCIE INLET FARMS, RECORDED IN PLAT BOOK 1, AT PAGE 98, OF THE PUBLIC RECORDS OF MARTIN COUNTY FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF TRACT 2, BLOCK 29. THENCE NORTH 65°38'19" EAST, FOR 286.88 FEET; THENCE SOUTH 23°32'54" EAST, FOR 15.00 FEET; THENCE NORTH 65°38'19" EAST, FOR 228.90 FEET; THENCE SOUTH 22°58'37" EAST, FOR 631.00 FEET; THENCE SOUTH 65°34'50" WEST, FOR 418.55 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF THE FLORIDA TURNPIKE, FLORIDA STATE TURNPIKE AUTHORITY MAP SECTION 5-A, MARTIN COUNTY, FLORIDA; THENCE NORTH 31°33'51" WEST, FOR 651.38 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAIN 6.850 ACRES, MORE OR LESS.

LEGEND:

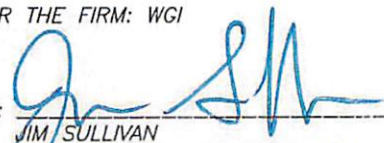
ORB = Official Records Book
PB = Plat Book
PG. = Page
(P) = Per Plat
R/W = Right-of-Way

SURVEYOR'S NOTES:

1. DATA SHOWN HEREON WAS COMPILED FROM OTHER INSTRUMENTS AND DOES NOT CONSTITUTE A FIELD SURVEY AS SUCH.
2. THE BEARINGS SHOWN HEREON ARE BASED ON THE EASTERLY LINE OF THE FLORIDA TURNPIKE, FLORIDA STATE TURNPIKE AUTHORITY MAP SECTION 5-A, MARTIN COUNTY, FLORIDA, BEARING NORTH 31°33'51" WEST.

FOR THE FIRM: WGI

BY:


JIM SULLIVAN
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA LICENSE NO. 6889

DATE:

1-4-22

(NOT A SURVEY-DESCRIPTION AND SKETCH ONLY)

PROJECT:

GULF BUILDING, LLC

TASK:

PARCEL 1 EXHIBIT

PREPARED BY:



2035 Vista Parkway, West Palm Beach, FL 33411
Phone No. 866.909.2220 www.wginc.com
Cert No. 6091 - LB No. 7055

CAD 709502_PARCEL 1.DWG

DRAWN/DESIGNED MRG

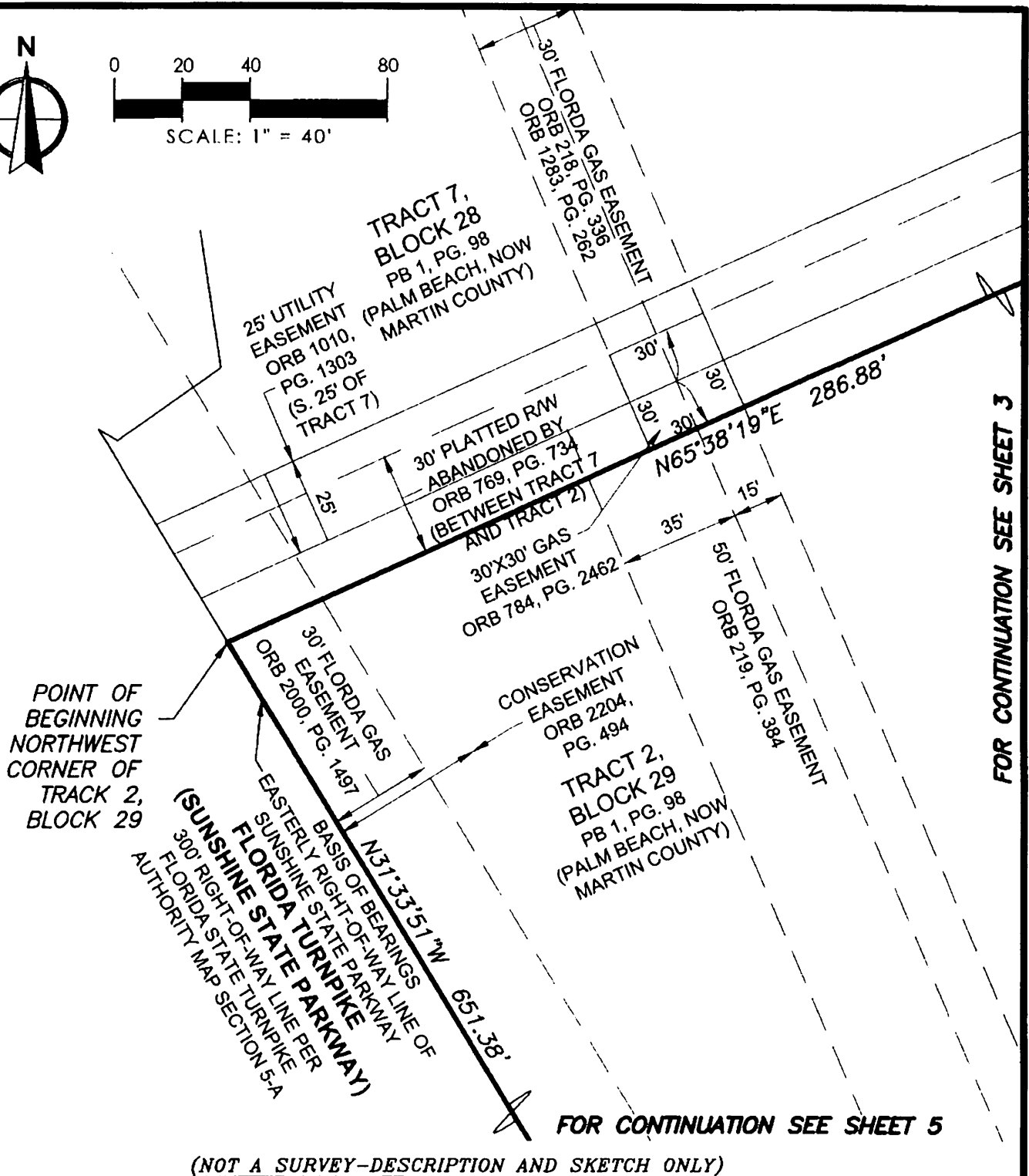
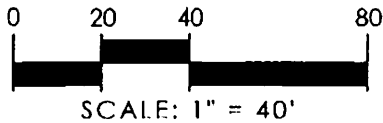
CHECKED/QC JS

JOB NO. 7095.02

DATE 01/04/22

SHEET:

1 of 5



(NOT A SURVEY-DESCRIPTION AND SKETCH ONLY)

PROJECT:

GULF BUILDING, LLC

TASK:

PARCEL 1 EXHIBIT

PREPARED BY:



2035 Vista Parkway, West Palm Beach, FL 33411
Phone No. 866.909.2220 www.wginc.com
Cert No. 6091 - LB No. 7055

CAD 709502_PARCEL 1.DWG

DRAWN/DESIGNED MRG

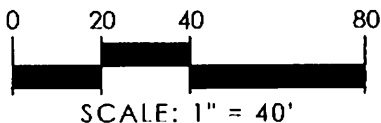
CHECKED/QC JS

JOB NO. 7095.02

DATE 01/04/22

SHEET:

2 of 5



TRACT 8, BLOCK 28
ST. LUCIE INLET FARMS
PB 1, PG. 98
(PALM BEACH, NOW MARTIN COUNTY)

UTILITY EASEMENT
ORB 1878, PG. 461
& BELL SOUTH EASEMENT
ORB 1878, PG. 471

LESS & EXCEPT PARCEL "B"
S 65°34'58" W 619.56'

N65°38'19"E 228.90'

S22°58'37"E 631.00'

TRACT 1, BLOCK 29
ST. LUCIE INLET FARMS
PB 1, PG. 98
(PALM BEACH, NOW MARTIN COUNTY)

TRACT 2,
BLOCK 29
PB 1, PG. 98
(PALM BEACH, NOW
MARTIN COUNTY)

N65°38'19"E
286.88'

S23°32'54"E
15.00'

FOR CONTINUATION SEE SHEET 2

FOR CONTINUATION SEE SHEET 4

(NOT A SURVEY-DESCRIPTION AND SKETCH ONLY)

PROJECT:

GULF BUILDING, LLC

TASK:

PARCEL 1 EXHIBIT

PREPARED BY:



2035 Vista Parkway, West Palm Beach, FL 33411
Phone No. 866.909.2220 www.wginc.com
Cert No. 6091 - LB No. 7055

CAD 709502_PARCEL 1.DWG

DRAWN/DESIGNED MRG

CHECKED/QC JS

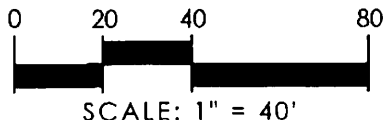
JOB NO. 7095.02

DATE 01/04/22

SHEET:

3 of 5

FOR CONTINUATION SEE SHEET 3



FOR CONTINUATION SEE SHEET 5

TRACT 2,
BLOCK 29
PB 1, PG. 98
(PALM BEACH, NOW
MARTIN COUNTY)

TRACT 7,
BLOCK 29
ST. LUCIE
INLET FARMS
PB 1, PG. 98
(PALM BEACH, NOW
MARTIN COUNTY)

TRACT 1, BLOCK 29
ST. LUCIE INLET FARMS
PB 1, PG. 98
(PALM BEACH, NOW MARTIN COUNTY)

TRACT 1, BLOCK 29
ST. LUCIE INLET FARMS
PB 1, PG. 98
(PALM BEACH, NOW MARTIN COUNTY)
S22°58'37"E 631.00'

S65°34'50"W 418.55'

25' DRAINAGE EASEMENT
PB 15, PG. 65

LOT 5

TREASURE COAST COMMERCE CENTER
TWO AND THREE
PB 15, PG. 65

20' DRAINAGE EASEMENT
PB 15, PG. 65

(NOT A SURVEY-DESCRIPTION AND SKETCH ONLY)

PROJECT:

GULF BUILDING, LLC

TASK:

PARCEL 1 EXHIBIT

PREPARED BY:



2035 Vista Parkway, West Palm Beach, FL 33411
Phone No. 866.909.2220 www.wginc.com
Cert No. 6091 - LB No. 7055

CAD 709502_PARCEL 1.DWG

DRAWN/DESIGNED MRG

CHECKED/QC JS

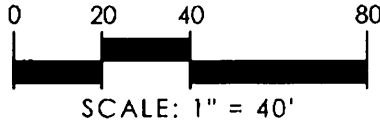
JOB NO. 7095.02

DATE 01/04/22

SHEET:

4 of 5

FOR CONTINUATION SEE SHEET 2



35' 15'

50' FLORIDA GAS EASEMENT
ORB 219, PG. 384

N31°33'51"W 651.38'
BASIS OF BEARINGS
EASTERLY RIGHT-OF-WAY LINE OF
SUNSHINE STATE PARKWAY
FLORIDA TURNPIKE
(SUNSHINE STATE PARKWAY)
300' RIGHT-OF-WAY LINE PER
FLORIDA STATE TURNPIKE
AUTHORITY MAP SECTION 5-A

TRACT 2,
BLOCK 29
PB 1, PG. 98
(PALM BEACH, NOW
MARTIN COUNTY)

S65°34'50"W 418.55'

TRACT 7,
BLOCK 29
ST. LUCIE
INLET FARMS
PB 1, PG. 98
(PALM BEACH, NOW
MARTIN COUNTY)

FOR CONTINUATION SEE SHEET 4

(NOT A SURVEY-DESCRIPTION AND SKETCH ONLY)

PROJECT:

GULF BUILDING, LLC

TASK:

PARCEL 1 EXHIBIT

PREPARED BY:



2035 Visla Parkway, West Palm Beach, FL 33411
Phone No. 866.909.2220 www.wginc.com
Cert No. 6091 - LB No. 7055

CAD 709502_PARCEL 1.DWG

DRAWN/DESIGNED MRG

CHECKED/QC JS

JOB NO. 7095.02

DATE 01/04/22

SHEET:

5 of 5

Martin County
Growth Management Department
2401 S.E. Monterey Road
Stuart, FL 34996

[space above line provided for recording data]

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**BEFORE THE BOARD OF COUNTY COMMISSIONERS
MARTIN COUNTY, FLORIDA**

RESOLUTION NUMBER

REGARDING DENIAL OF AN APPLICATION TO CHANGE THE ZONING DISTRICT CLASSIFICATION FROM UNDESIGNATED TO WATERFRONT GENERAL COMMERCIAL AND TO CHANGE THE ZONING DISTRICT CLASSIFICATION FROM LIMITED INDUSTRIAL TO GENERAL INDUSTRIAL ON PORTIONS OF ±66.2 ACRES LOCATED ON THE NORTH AND SOUTH SIDES OF THE ST. LUCIE CANAL, BETWEEN THE FLORIDA TURNPIKE AND INTERSTATE 95

WHEREAS, this Board has made the following determinations of fact:

1. Willis Custom Yachts submitted an application to assign the WGC, Waterfront General Commercial zoning district classification to 2.065 acres located on the north and south sides of the St. Lucie Canal as described in Exhibits A, B, C, and D, attached hereto, and to change the zoning district classification from LI, Limited Industrial to GI, General Industrial on 6.85 acres located on the south side of the St. Lucie Canal as described in Exhibit E, attached hereto.
2. The Local Planning Agency considered the application at a public hearing on April 21, 2022. The LPA's recommendations were forwarded to the Board of County Commissioners.
3. This Board has considered such recommendations.
4. Upon proper notice of hearing this Board held a public hearing on the application on June 21, 2022.
5. At the public hearing, all interested parties were given an opportunity to be heard.
6. All conditions precedent to granting the change in zoning district classification have been met.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF MARTIN COUNTY, FLORIDA, THAT:

- A. The request by Willis Custom Yachts for a change in zoning district classification is hereby denied because XXXXX.
- B. This resolution shall be recorded in the public records of Martin County. A copy of this resolution shall be forwarded to the Applicant(s) by the Growth Management Department subsequent to recording.

DULY PASSED AND ADOPTED THIS 21st DAY OF June, 2022.

ATTEST:

**BOARD OF COUNTY COMMISSIONERS
MARTIN COUNTY, FLORIDA**

**CAROLYN TIMMANN,
CLERK OF THE CIRCUIT COURT
AND COMPTROLLER**

BY: _____
DOUG SMITH, CHAIRMAN

**APPROVED AS TO FORM
AND LEGAL SUFFICIENCY**

BY: _____
**SARAH W. WOODS,
COUNTY ATTORNEY**

ATTACHMENTS:

Exhibit A, Legal Description
Exhibit B, Legal Description
Exhibit C, Legal Description
Exhibit D, Legal Description
Exhibit E, Legal Description